

**MINUTES OF THE ANNUAL ORDINARY GENERAL ASSEMBLY OF
"ASSOCIATION DE PROPIETARIOS DE LA MISION VIEJA DE SAN MIGUE, A.C."**

CELEBRATED ON August 31, 2024

On Saturday, August 31, 2024 at 9am hours, the Annual Ordinary general assembly of the "ASOCIACION DE PROPIETARIOS DE LA MISION VIEJA DE SAN MIGUEL, A.C." (LMPOA), was declared formally opened at Rancho Exilo, which is located at km 62 in the Municipality of Ensenada, Baja California Mexico. The assembly will deal with the subjects of the agenda previously published in a local newspaper. A copy of said publication is attached to these minutes.

According to article 21 of the bylaws of LMPOA a minimum quorum of 50% plus one is necessary to hold the Assembly. After the second call only 30% of the association's members with a right to vote must be present to declare a legal quorum.

The General assembly and the Board of Directors conducted the meeting, and the following results and resolutions were approved:

AGENDA

Number 1 Registration of Attendance of associates/members and member's proxy registration

53 members in good standing were registered for the assembly which represented 35% of the membership. The list of said members is attached to these minutes.

President Zimney called the assembly to order at 9:50am hours

Number 2 Certification and declaration of legal quorum

Stephen Zimney, President of the Association's Board of Directors. According to the Bylaws of LMPOA will preside as President of the assembly and Sandra Stadelmann, Secretary of the Board of Director's, was appointed as Secretary and Scribe and as scrutineer of the Assembly with Beverly Jean Wilburn.

The assembly's Scrutineer's certified the presence of 53 members in good standing.

Number 3 Opening and starting the Annual Ordinary General Assembly Ordinary General Assembly; declaration of legal assembly; guest and members presentations; reading and approval of the agenda. 53 of the members are present constituting 35%. No incidents occurred and members who attended the call were officially registered. Each one of them took a seat in the place designated to them for the August 31, 2024 Annual Ordinary General Assembly.

In Attendance:

Board members: Stephen Zimney, Andy Hartzell, Beverly Jean Wilburn, Sandra Stadelmann, and the members registered in the list attached. Also in attendance was Liliana Salcedo Camarena, as translator

President Zimney called the assembly to order at 9:50 hours and welcomed the assembly. He explained that the agenda would be followed as published and that no other items would be discussed at the assembly and that no other motions or amendments to resolutions already published would be accepted during the meeting. Mr. Zimney declared a sufficient number of the association's members in good standing were present, meeting the legal quorum required to celebrate the 2024 Annual Ordinary General Assembly, in accordance with the Civil law of Baja California and with our Association's Bylaw, and any and all decisions taken by this Assembly will be legal and valid.

Number 4 Reading and Approval of the Minutes of 2023.

VOTE: The minutes from 2023 were accepted by a vote of:

53 yes, 0 no

Number 5 Vote for LMPOA officers for Sept 2024 to 2026 and ratification of the accountant of LMPOA Acc. Lilliana Salcedo Camarena as legal representative for “general power of acts for administration and for procedures of Sat. Imss and state government offices”, and appointing a legal representative to record these minutes before a Notary Public.

VOTE: Accountant Lilliana Salcedo Camarena was ratified by the members present and will serve as accountant and as legal representative before several authorities.

VOTE: Yes: 53 No: 0

Vote: The President appoints Carlos M Rudametkin to attend the Public Notary Office of his choice to ratify, and register these minutes, the resolutions and the elections results, once the minutes have been approved by the board of LMPOA. And to be the attorney of record for LMPOA.

VOTE: Yes 53 No: 0

The election process commenced and the floor was open to nominations. There were no other nominations from the floor.

A motion was put on the floor to vote with a show of hands and the results were the following:

For President, 2 year term from 2024-2026

Candidate: Walter Andrew Hartzell

Vote: Yes 53 No 0

For Vice President, 1 year term, from 2024-2025:

Candidate: Patrick Bertagna

Vote: Yes: 53 No: 0

For Treasurer, 2 year term, from 2024-2026

Candidate: Beverly Wilburn

Vote: Yes: 53 No 0

Number 6 President's Message- The State of the Association

LMPOA is healthier than ever. We have established an 12 member Adjunct Board, six members from La Loma and six members from La Playa, that is working to help the board make better more balance decisions. Dues participation in LMPOA is up by 47% since fiscal year 2020-2021. Costs are going up and dues will likely increase. New residents are coming on board and participating. We have established a Property Management position. Daniel Rivas, who is our head guard, is filling this position. He is a valuable asset to the community. The jurisdictional dispute between Rosarito and Ensenada is being challenged in court by Ensenada. We will update everyone is there is a resolution as to where to pay your property tax. New elections just took place and we are now working with a new bureaucracy and have the issue pending a resolution as to our tax jurisdiction. We will most likely need to increase our legal budget.

Number 7 Treasurer's Report/ Beverly Wilburn

We are combining La Loma and La Playa budgets into one representing one community, which it is.

Vacation pay for security team is 2 weeks after 5 years plus a 35% bonus on that pay.

We have legacy reserves for La Playa of \$45,625, La Loma \$54,571

La Loma is using \$15,000 for road repair and \$15,000 for security cameras

We distributed a document summarizing what the HOA dues pay for.

**Home Owners Association (HOA) Budget copies given to residents at registration
Budget Copy Attached**

VOTE: *To accept Budget*

YES: 53 No: 0

Number 8 Security Report & video surveillance John Stadelmann:

1. There were only 3 valid reports of criminal activity in our community for the last year.
2. We have night patrol on La Loma and La Playa 7 nights a week.
3. Both guard caseta's have panic buttons that go direct to 911 and give our location.
4. 6 out of 8 of our guards have been certified in CPR
5. We have purchased an AED device and first aid kits for both caseta's. Certification for the use of the AED is pending. We have already saved a life.
6. We are installing a camera system on La Loma with 24 cameras that have fixed zoom and panoramic capabilities. They will record events from the guard caseta to the lower gate and from the Water Company pila to the caseta. The Water Company is contributing. The system will be operational by November 2024.
7. Daniel Rivas's office as property manager is on La Playa in Dorothy's Garden.

Number 9 Estuary Report Cindi Kirchoff

1. Posts were put up to keep cars from driving in and dumping trash.
2. Norma Sanchez heads up a committee to clean up the beach and estuary every Sunday.
3. Anne Porter is working on getting a grant from Mexico for improvements to the estuary.

Number 10 PDC (Project Development Committee)/ Andy Hartzel

1. We are working with Rosarito but the issue of whether we are part of Rosarito or Ensenada has not yet been finalized. This makes the enforcement of our CC&R's difficult.

We seek compliance with our CC&R's:

Only single family units per lot

No sub-division on a lot

2 story height limit

No livestock

No temporary housing ie: RV's, mobile homes, trailers

2 Approval by the PDC is granted if all rules are met and a building permit is obtained.

Number 11 Loma Roads Committee

1. Front entrance is a priority. The stonework is coming loos creating a hazardous situation.

2. We have traffic control signs to post such as speed limit, stop signs to makes entry and exit safer. They will be installed after La Loma's video surveillance is operational to prevent theft of the new signs.

Perma-zyme is being considered as a treatment to keep our roads from eroding during the rainy season.

Number 12 Other Business

1. John Pierce spoke about Dorothy's Garden and the history of the founding of the Stocker (La Mision) community

2. Ann Porter made a presentation about how we can help fund the Bomberos. She is working on getting a government grant. At this time they are totally funded by donations.

The meeting was adjourned at 11:12am

The Meeting was adjourned the same day at 11:12am and those minutes were signed by the board members that were present and agreed to sign.

Sincerely
Executive Committee

Stephen Alan Zimney
President

Walter Andrew Hartzell
Vice President

Beverly Jean Wilburn
Treasurer

Sandra Stadelmann
Secretary
