1. Minutes of our last meeting, 7-19-2025 Revision B, were approved with a correction: Item 4.d. eliminates "… but more likely $30,000."
2. Patrick enumerated new priorities for 2025:
    a. Expand adjunct member engagement.
    b. Enhance how we work with Rosarito: roads, security, building permits, zoning, acuerdo.
    c. Identify replacements for Bev and John who will retire at FY end in 2026.
    d. Payroll automation team for our security guards: Bev, Steve, Jimm, John and Patrick.
    e. Continue support for the bomberos.
3. Future General Assembly meetings can no longer be held at the Kirchhoff ranch.
    a. Zoom is likely the answer which offers all the capabilities we need. Test in March/April?
    b. But we want to expand the distance envelope to permit face-to-face meetings at LMPAC.
4. Steve reported:
    a. A key player at Rosarito has been replaced which should speed up their action items.
    b. Two of four issues we presented to Rosarito are being addressed effectively.
    c. Key issues yet to be done: H1 zoning (single family dwellings only), and the Acuerdo.
    d. The shortest version of the Squatting documents will be distributed to residents and posted on the website. The long version will be available only on request.
5. Bev on Finance:
    a. $153,000 of income collected against a plan of $171,000, with more yet to be collected.
    b. Projected expenditures will consume the entire $153,000, so additional income is key.
    c. Money invested in CD's at Bank of America has returned about $500 thus far.
    d. Plans to automate cashless payment to the guard staff are underway (payroll automation).
6. Jimm Burton reported on the new website:
    a. The framework for planned current features will be completed by the end of November.
    b. Testing will commence in December with Board volunteers to test it and "try to break it."
    c. The initial design will be available for use by the community in January.
7. John reported on roads: Francisco Palau has two projects underway.
    a. A simple concrete repair near the home of Marco Rosales to be paid out of "roads" budget.
    b. A more complex repair to preclude damage to the road plus damage to five residents' homes will spawn a new 50/50 policy which John will draft for presentation at our next meeting.
8. John reported on video surveillance:
    a. $24,300 was approved with one no-vote (John P) for a new 20 camera system on La Playa.
    b. Design details are still being worked out by Daniel and our contractor Jesus Lara including coverage of the beach, "via" passageways, and all roads… with maximum automation.
9. Elsa reported:
    a. The sale of two lots will close within three weeks with construction starting immediately.
    b. Construction will also begin on a third lot owned by new resident Robert Bills.
    c. Elsa will work with Tommy Springer to foster use of building permits and use of our PDC.
    d. Tom Hathaway reported on the fire and his efforts with Springer's workers to clear debris.
10. Diane Barker requested resolution of the following, but was not in attendance:
    a. Cars parking on the apron at La Playa. John will acquire signs, Daniel will advise the guards.
    b. Charlie Wild's house is "falling down," and needs attention. Steve is in touch with Gary Wild.
    c. An ATV and a truck are driving recklessly on the beach. Daniel resolving with vehicle owners.

Attendance at Board Meeting 8 November 2025

Board of Directors Present	***Absent***
Patrick Bertagna, President	
John Stadelmann, Vice President	
Bev Wilburn, Treasurer	
Sandra Stadelmann, Secretary	

Adjunct Board Members Present	***Absent***
Brown, Mark	Barker, Diane
Burton, Jimm	Durand, Kathy
Marks, Camille	
Marroquin, Elsa	
Pierce, John	
Post, Molly	
Rivas, Daniel	
Zimney, Steve	

Respectfully submitted,

John Stadelmann