1. Our meeting began at 9:35 with Patrick welcoming newest adjunct member Tom Hathaway.
2. Minutes of our last meeting, 11-8-2025, were approved unanimously.
3. Patrick: discussed our current priorities
    a. Patrick and Molly emphasized that bomberos must become a legal entity for us to resume collecting and giving. It is likely they may become a not-for-profit Asociacion Civil.
    b. Patrick and John to interview a new adjunct member during January.
4. Bev on Finance:
    a. Report on banking crisis: opened new account, new Zelle address: lmpoabaja@yahoo.com.
    b. Planned income is 171,000. Actual is 153,000.
    c. After salaries, taxes, IMMS benefits are deducted for the entire year, 36,800 remains.
    d. Budgeted expenses (non-salary) 37,150.
    e. Next step in cashless payment (debit cards) to guards: John, Steve, Jimm, and Lili (our Mexican accountant) to meet first internally, then with BBVA Ensenada.
    f. John and Steve will also meet with Bev, Marla, and Lili to document everything they do.
5. Steve on Rosarito connection:
    a. Residents are advised to continue to pay taxes in Ensenada; Rosarito is not yet ready.
    b. Control Urbano Rosarito is under new leadership again and now preoccupied settling in.
    c. Key issues yet to be done: H1 zoning (single family dwellings only), and the Acuerdo.
    d. Steve will distribute full version of squatter document after meeting with Patrick and John.
6. John reported we're nearly ready to hold general assembly meetings using Zoom:
    a. We will upgrade our Zoom account from 100 to 300 attendees at very little cost increase.
    b. Tasks will be defined for a three-member team to run the meetings and maintain control.
    c. Diane recommends we will also seek a physical venue (e.g. restaurant) to support hybrid meetings for those who may be "computer challenged".
7. John reported on Ugarte road closure incident.
    a. Anna Stocker and Attorney Ruben Reyes tried to close Ugarte at 3 different points on 8 Dec.
    b. On Friday, 12 December, residents of La Loma and Santa Anita met with Reyes and Stocker who assured us there would be no further road closures.
    c. The road connecting Ugarte with Cerro del Coronel will be regularized with the government.
    d. Separate encroachment issues will be resolved privately with Bill Welsch and Mike West.
8. Patrick reported on Jimm Burton's progress with the new website:
    a. Program well underway with some tweaks yet to be made.
    b. System will likely become operational in January as planned.
9. John reported on La Playa's $24,300 video surveillance project:
    a. The project's 1st and 2nd phases have begun to install towers and electrical supply sources.
    b. The new system is expected to become operational in February 2026.
    c. Objective summary: use new system AI alerts to investigate issues in real time, versus using it to study events that occurred in the past.
10. The meeting adjourned at 10:45.
11. Our next Board meeting will be on 31 January 2026.

Attendance at Board Meeting 20 December 2026

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

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

Respectfully submitted,

John Stadelmann