Minutes to Board Meeting 6-6-26 Rev A

1. Patrick opened the meeting at 0933.
2. John: Debit Card update
    a. Our guard staff will apply at BBVA to get debit cards by mid-June.
    b. Cost is 1,000 pesos per guard, a one-time (nonrecurring) fee.
    c. Using Wise for transfers of dollars to pesos to pay guards and any other expense in Mexico such as payroll taxes will save us 5% on every currency exchange transaction.
3. John: Update on Compliance and the letter to LMPOA members
    a. The Board previewed the letter and essentially approved it with…
    b. … clarifications on the guards' work schedule and salary comparisons.
    c. Jimm will incorporate recommended changes and prepare for distribution this week.
4. John: A PowerPoint presentation reviewed three places to hold the annual meeting.
    a. Crosthwaite's Fandango site and Paco's "El Patio" were reviewed but not selected.
    b. A new site, Arboleda Jardin on Orphanage Road, was chosen at 8,000 peso cost.
5. Jimm: Explained where Zoom meetings are, and are not, appropriate.
    a. Using Zoom as a hybrid to accompany an in-person meeting is failure prone.
    b. We need to think "one or the other, but not both simultaneously."
    c. Patrick urged us to use Zoom for mid-year meetings starting in March 2027.
    d. This year's meeting will be live and conducted without Zoom at Arboleda Jardin.
6. Steve: Presented a fresh look at PDC activity.
    a. Daniel reviewed 16 clients and described the status of each.
    b. Eight are in full compliance and have incorporated various PDC required changes.
    c. Four show no current activity and may be delayed.
    d. Four are outright refusing to cooperate.
    e. The Board plus Steve will meet with our attorney Carlos Rudametkin to discuss various measures to bring pressure to bear on recalcitrant clients.
7. Elsa: Update on real estate.
    a. Two lot sales should close this month.
    b. Elsa to get a civil engineer to visit site and advise us on water drainage next to Lot 150.
    c. Elsa to request updated map of our community from Control Urbano.
8. Tom and Daniel:
    a. Road mill at front entrance is compacting better than anticipated.
    b. Buying up to 16 more truckloads ($4,000 worth) was discussed, if it is available.
    c. Material will be stored in a safe location until it can be applied.
9. Bev: Presented current balance and anticipated expenses.
    a. Our budget is on track, based on current income and expenses, there may be a cash surplus at the end of the year.
    b. But the $4,000 for road mill needs to be deducted.
10. Daniel: Landscape clean up focusing on fire prevention was provided by the Water Company.
11. Our next Board meeting will be held on Saturday, July 18.
12. Patrick adjourned the meeting at 11:22. Meeting length: 1 hour and 49 minutes.

John VP LMPOA

Attendance at Board Meeting 6 June 2026

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	Durand, Kathy
Burton, Jimm	
Hathaway, Tom	
Marks, Camille	
Marroquin, Elsa	
Pierce, John	
Post, Molly	
Rivas, Daniel	
Zimney, Steve	