Minutes of Board Meeting 7-18-26 Rev A

1. Patrick opened the meeting at 9:34am urging us to focus on Annual Meeting preparation.
2. John: We have a contract with Arboleda Jardin, securing our new annual meeting site.
3. John: One more visit required to BBVA to finish setting up debit cards to pay our guards in pesos.
4. John: For today's Board meeting, John asked members to pose the most critical questions they could regarding the new fees. John will compile a list and publish it separately.
5. Jimm will reply to members who make website inquiries with a promise date for answers. Patrick wants a process that identifies who gets different categories of inquiries to speed up the replies.
6. Bev reported we are about $4,000 behind on income primarily because there were fewer new members joining us during the current FY than anticipated, coupled with higher than budgeted expense for road maintenance using road mill.
7. John pointed out that a special board meeting may be required to preview the budget, settle payment plans for multiple lot owners, and approve the official agenda for the meeting and for publication in a Mexican newspaper as required by law.
8. Steve gave an update on four important PDC issues.
    a. There are four "bad actors" that the PDC is trying to bring into compliance. John urged meetings with each will be held before serving them with legal notices.
    b. Patrick to discuss with Parvin Kaidi how to acquire an updated map of our development.
    c. Attorney Carlos met with the Mayor of Rosarito who assured that our requested Acuerdo will be issued, and requested our HOA provide her with documentation of Ensenada interference, such as issuing building permits for our community.
9. Elsa did not attend, so nothing new was reported about her plans for the green space lots:
    a. PDC will meet with Hector Zavala to hear his concerns about green space lots.
    b. PDC to contact Rueben Reyes, attorney for Anna Stocker, regarding these lots.
    c. Does Elsa have the documents she promised and civil engineer's plan for stormwater?
10. Tom and Daniel reported on roads:
    a. Announced plans to pave La Loma entryway on Thursday 23 July at a cost of 6,000 pesos, funds approved.
    b. John to post paving event on Facebook sites to alert residents.
    c. Tom offered that residents identify road or drainage issues and establish a priority list.
    d. Patrick said a 50-50 payment paid by residents and the HOA will be applied to item c.
11. Daniel will do two neighborhood clean-ups before the annual meeting, one now and one the week before the meeting.
12. Molly nominated Doug Lewis as an addition to the adjunct board. He is willing to join.
13. John said he has a potential new member from La Loma but needs to vet him further.
14. Patrick requested John provide maps showing the location of the annual meeting site for handout at guard shacks.
15. Next meeting will be August 15 (non-payday) starting at the usual time: 9:30am.
16. Patrick adjourned the meeting at 11:47 am for a meeting length of 2 hours, 13 minutes.
17. Attendee list is attached on the next page.

John VP LMPOA

Attendance at Board Meeting 18 July 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	Marroquin, Elsa
Burton, Jimm	Pierce, John
Durand, Kathy	
Hathaway, Tom	
Marks, Camille	
Post, Molly	
Rivas, Daniel	
Zimney, Steve	