

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

CELEBRATED ON August 30, 2025

On Saturday, August 30, 2025 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

54 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 Bertagna called the assembly to order at 9:40am hours

Number 2 Certification and declaration of legal quorum

Patrick Bertagna, 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 54 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. 54 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 30, 2025 Annual Ordinary General Assembly.

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In Attendance:

Board members:

Patrick Emmanuel Bertagna, John Charles Stadelmann, Beverly Jean Wilburn, Sandra Stadelmann, and the members registered in the list attached. Also in attendance was Liliana Salcedo Camarena, as translator

President Bertagna called the assembly to order at 9:40 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. Bertagna declared a sufficient number of the association's members in good standing were present, meeting the legal quorum required to celebrate the 2025 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 Approval of the Minutes of 2024.

VOTE: The minutes from 2024 were accepted by a vote of:

54 yes, 0 no

Number 5 **REPORTS: “A State of the Association Report” shared by four speakers will examine key accomplishments during the last year and plans for the future:**

Steve Zimney: PDC New Building Regulations and our relationship with the Rosarito office of Control Urbano. We will vote on the new building regulations.

Steve Zimney briefed the Assembly regarding significant progress that has been made with the PDC and its connection to the Rosarito Department of Urban Development. Both LMPOA and the PDC (Property Development Committee) have been recognized by Rosarito as legitimate representatives of the community. To date, several positive support actions have been undertaken by Rosarito, including: 1) Legal support for our community gates in response to a “challenge to remove”... 2) Support for our CCRs (and H-1 zoning regulations) and a requirement that all homeowners seeking building permits will be required to first have a LMPOA sign-off before permits will be issued... 3) A promise of quick and effective municipal response to identified “permit violations.” The assembly voted to reaffirm the “request for Acuerdo” (agreement) and its acceptance by Rosarito is expected shortly, along with support, by Rosarito, for LMPOA’s petition to the City Council for a permanent designation of H-1 zoning for our subdivision.

Additionally, Steve updated the membership on the final transfers of property data from Ensenada to Rosarito, expected by year end... and the plans being developed under the Rosarito jurisdiction for municipal support for the paving of our community roads. A petition to start the process of gaining this governmental funding is currently underway. We expect to be able to report progress on this funding effort as it unfolds.

John Stadelmann: Roads and Signage and Security

Signage: A new entry sign was installed on La Loma visible from 100 yards away.

A total of 15 traffic control signs were installed on La Loma to increase safety.

22 street name signs were installed at eleven intersections on both La Loma and LA Playa primarily to guide emergency vehicles.

Roads: Ugarte was widened to permit the passage of two vehicles traveling in opposite directions adjacent to the home of Bill Welsch.

Security: In 2018, 60 crime incidents were reported for the year. Since then, crime has been reduced by 95%. There were just three incidents this year. This is largely due to maintaining a night patrol seven days a week, coupled with the new surveillance system.

Video Surveillance: Installation of an all new system was completed in December 2024 consisting of 24 cameras mounted on nine towers throughout La Loma. It will play a major role in keeping crime to a minimum.

Patrick Bertagna: Bomberos, ambulance service and Five-year plan for the future of LMPOA.

Community updates and accomplishments

New Street signs

Landscaping

Road repair work

National Guard patrolling

Guard shacks painted and fixed up

24 security cameras installed throughout the community

Old burnt car removed

Crime stats – way down from 60 in 2018 to 3 in 2024
3% increase in annual fees

Here are some of the things you can expect this year and upcoming projects and improvements

- a. Rosarito / Ensenada transition
- b. PDC building guidelines
- c. Increasing number of Security cameras and overall, more security
- d. Ambulatory services

Outline our 5 year roadmap – where we want our community to be what can we all do to help build up the community and property values

- a. Only so many lots left in Loma
- b. We will reach our peak for new HOA fees coming in over the next 3 -5 years
- c. people our biggest expense – we need to look into automation
- d. Build a bench of board and adjunct board members – we want people to volunteer their passions and expertise, not just their time.
- e. Being good neighbors- Concept of common space belonging to the HOA, use the PDC, get building permits,

Beverly Wilburn: Present the Budget for 2026-2027

We project income of \$171,000usd and expenses of \$170,000usd. Costs have increased. Security, vacation increases for the guards and bonuses. We still have Legacy (left-over) funds for La Playa and La Loma that will be allocated for their needs.

There is a 3% increase in HOA dues.

We are putting money into an interest bearing account.

Homeowners Association (HOA) Budget copies given to residents at registration
Budget Copy Attached

Number 6. VOTE: *To accept Budget*

YES : 54 No: 0

Number 7. VOTE: *To approve the PDC's new building regulations.*

Yes: 53 No: 1

Number 8 VOTE for LMPOA officers for Sept 2025 to 2027 and ratification of the accountant of LMPOA Acc. Liliana 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: 54 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 54 No: 0

VOTE: Stephen Zimney given Power of Attorney in all dealings with Rosarito in regard to the PDC's and any dealings with Control Urbano.

Vote: Yes 54 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 2025-2027

Candidate: Patrick Emmanuel Bertagna

Vote: Yes 54 No 0

For Vice President, 1 year term, from 2025-2026:

Candidate: John Charles Stadelmann
Vote: Yes: 54 No: 0

For Secretary, 2 year term, from 2025-2027

Candidate: Sandra Stadelmann
Vote: Yes: 54 No: 0

Number 9: Other business

1. Lisa Marie Hayes gave an overview of the goals and status of the Bomberos. We had the new ambulance parked at the meeting. She thanked everyone for our support and involvement in being able to achieve the finances necessary to purchase the ambulance. Special thanks went to Paul Ross who managed the Go-fundme and was a major driver in this effort.
2. Residents are concerned about squatters moving into vacant homes. The matter was referred to legal counsel for clarification of our ability to intercede.

The meeting was adjourned at 11:14am

The Meeting was adjourned the same day at 11:14am and those minutes were signed by the board members that were present and agreed to sign.

Sincerely
Executive Committee

Patrick Emmanuel Bertagna
President

John Charles Stadelmann
Vice President

Beverly Jean Wilburn
Treasurer

Sandra Stadelmann
Secretary
