## *Minutes of Board Meeting 9-26-26*

1. Patrick opened the meeting at 9:35 am.
2. John: Board of Directors each need to get an RFC tax id number.
    a. RFC is equivalent to a US social security number.
    b. All employers of Mexican workers in Mexico require an RFC.
    c. The Board of Directors is an employer and therefore must get RFCs, plus Steve.
    d. Lili Salcedo, our accountant, will schedule and facilitate getting RFC's.
3. Sandy: Minutes to the annual meeting will require signatures after protocolization and must include RFC numbers for board officers.
4. Shoshana and Bev: Annual fee income update as of 9-26-26.
    a. $160,000 collected to date compared to the budgeted $227,200 target.
    b. We are short $67,200 which threatens a reduction in force of our security staff.
    c. Stickers expire on 30 September. That may remind some to pay.
5. John & Daniel: We will begin three-shift security operations on Sunday, 4 October, assuming sufficient funds are available.
    a. John and ChatGPT developed an automated payroll system.
    b. This system automatically applies the five Compliance elements, such as Federal holidays at triple pay, vacation planning including the 35% vacation "bump."
    c. It also provides an audit trail when coupled with Lili Salcedo's payroll tax payments.
6. Steve led a discussion focusing on "what residents value most" based on the annual meeting.
    a. Security continues to be the HOA's most important and expensive product.
    b. The annual meeting indicated roads are a close number two.
    c. It needs to be understood that to pave the main route on La Loma from the entryway down to the lower gate in four-inch asphalt would cost over $500,000.
7. Steve: We're getting closer to a Wise type of service to enable transfer of pesos to debit card holders.
    a. Lili has advised it will take about six months if we open a Mexican bank account.
    b. Steve is investigating a service that doesn't require a Mexican bank account.
    c. We also have two other viable means of paying our guards pesos in cash.
8. Steve & Elsa on property development plans:
    a. PDC approved plans for lots 148 and 149 to be developed.
    b. Another two lots near Dorothy's garden are in escrow.
9. Tom met with Gretchen Pfeiffer to continue an effort to control and divert stormwater drainage.
    a. Gretchen committed again to raise money for this effort among her neighbors.
    b. This project will be re-estimated for cost; 50/50 financing split between the HOA and Gretchen's neighbors is the plan to get it done.

10. The issue was again raised as to how best to handle problematic properties or builders that want to proceed without regard to rules or in accord with what's in the best interests of the community at large. These include:
    a. Potential new homeowners who want to raise livestock on their property.
    b. Those who do not recognize, or pay attention to, evolving building codes which would prohibit their plans, but for which consistent enforcement is not yet available.
    c. Properties for which there are less than clear legal status.

    Steve will ask Carlos Rudametkin to create a strategy to address these concerns as a subset of our more global efforts to gain our desired agreements with the appropriate Municipal departments (e.g., Control Urbano).
11. Next Board meeting will be Saturday, 24 October 2026 beginning at 9:30 am.
12. Patrick adjourned the meeting at 11:08.
13. Attendee list

John VP LMPOA

## *Attendance at Board Meeting 26 September 2026*

### *Board of Directors*

| *Present* | *Absent* |
|---|---|
| Patrick Bertagna, President | |
| John Stadelmann, Vice President | |
| Shoshana Knopf, Treasurer | |
| Sandra Stadelmann, Secretary | |

### *Adjunct Board Members*

| *Present* | *Absent* |
|---|---|
| | Brown, Mark |
| | Burton, Jimm |
| Durand, Kathy | |
| Hathaway, Tom | |
| | Lewis, Doug |
| Marks, Camille | |
| Marroquin, Elsa | |
| Pierce, John | |
| Post, Molly | |
| Rivas, Daniel | |
| Wilburn, Bev | |
| Zimney, Steve | |