

PUNTA NOPOLÓ BOARD MEETING MINUTES

Meeting Dates: Friday, March 31 and Sunday, April 30

Members present:

Kristin Hawkins, Gordon Miller, Paul Griffo

Topics discussed:

1. HOA Funds/Dues

- \$42,191 of \$47,771 2023 HOA dues have been paid. We have \$66,883 US and 149492 Pesos in our account.
- Next steps are to determine how much of these funds can and should be designated as reserves and to complete a reserve needs analysis.

2. Summer Projects

- The only summer project being considered at this time is painting the side of the building. Before this is complete we will need to address exterior AC lines and cables in this area. Many of the old internet lines have successfully been removed in other areas of the property.

3. Pool Furniture

- We thank the community for input on pool/patio furniture. Based on feedback from the community, we'll be sticking with the white furniture. Jesús is ordering four white plastic lounge chairs to replace broken ones.

4. Recycling

- We're exploring an affordable way to recycle. We do have a bid from EnviroClean for service as well as bins.
- Meanwhile, you can voluntarily recycle by taking your recyclable items to EnviroClean on the highway to town. EnviroClean is now on Google Maps, and is open Thursday to Saturday from 9-1pm

5. Roundabout resurfacing

- Funding and current cost for the resurfacing of the roundabout is still to be determined, as well as construction completion in this area.
- The board will explore options for government agency/city funding before revisiting previous plan to fund through HOA member special assessment.

6. HOA Rules

- HOA rules, last revised in 2011, will be reviewed and updated.

7. Loreto Bay Security

- Loreto Bay security was called to capture rattlesnake that was in circle.
- Residents should consider keeping number handy +52 613 104 5790 for Loreto Bay Security.

8. Kayak/Paddleboard Racks

- Loreto Bay HOA has had to move Kayak/Paddleboard racks off of government land. Currently have been told that our racks by the marina are OK, however.
- If it becomes an issue, we can take measures to correct and move the racks
- Also discussed is the potential need to sticker kayaks of our community members IF these storage racks become popular with folks outside our community.

9. Walkway resurfacing

- We have two bids for resurfacing walkways.
- Jesús is getting a third bid this summer. Options for patching in the meantime in areas like the pool skimmer are also being considered.

10. Lawn

- Jesús is working on getting lawn aerated to improve water absorption.

11. REMINDER: Changes Impacting the Exterior of buildings :

- A reminder to homeowners and tenants: If you have any project (such as ACs) that impacts the outside of the building, Jesus must be contacted BEFORE work is done.

12. Manager's pay

- We've determined that Jesus' pay has been adjusted according to terms agreed upon to the satisfaction of all parties.

13. Documentation of Associa information

- Kristin has completed documentation of Associa management company's information on the web and given access to homeowners on google drive.

14. Parking

- We continue to work on parking solutions. As a first step, we ask that you please put a description of your car/cars in your profile on Nopolo.net. A section for this information has been added to the website.