

2026 HOA Meeting Notes

Saturday, Feb 7, 2026 12:00pm Loreto Time

Welcome

Intro Board Kristin, Gordon and members present, members via Google Meet

Present in person: Jesus, Gordon Miller, Michelle Miller, Paul and Carol Griffo, Tom Sneed, Carol Paulson

Present Online:

Martha Jaeger, Jason Jaeger, Kristin Hawkins, Deborah Scanlon, Susan Hodges, Tom Ribar

MAINTENANCE

Routine tasks including building materials, electricity, staff salary, trash, and pool maintenance. Here are a few highlights:

Pool Lights converted to Low Voltage

Pest Control

We did a special underground treatment for pest control mainly for termites. We continue other pest control every month

Lawn

Aeration and fertilization of the lawn has been completed again this year, improving the lawn appearance

Painting

The balance of the stairwell steps were resurfaced.

Some of the wood rails on the condo patios have been painted. Please let Jesus know when that can be scheduled on your units if not done

FINANCES

As of 12/31/25, our bank balances total approx. \$66,141 (\$56,274 after adjusted early 2026 payments) in US dollar equivalent (at 18.5:1):

NET INCOME during 2025 = \$51,013

- Dues collected - \$49435 US collected out of \$51,592
- Interest payments on Ally Account \$1578

We started January 2025 with approx. 46,899 US equivalent (18.5:1), and ended the year with **\$56,274**. This means we are net + 9,375 at year end. (With no reserve expenses in 2025, we expected to add at least 7k to our reserves, and we were 2k below budget.)

2026 Budget = \$51,000 (assuming 18.5:1)

Base budget of \$43,000

For Reserves 8,000

NOTE: Best practices for HOA's suggest 75-100% of annual base budget in bank (43k), and reserves collected at a rate of 30% of annual budget = 13k. However, ballpark reserve estimate is only 7k/year required.

Reserve target (ballpark only)

Pool - every 10 years @ 15k = 1500/year

Pool pumps - every 5 years @ 2.5k = 500/year

Sidewalks - every 15 years @ 30k (3 spent so far) = 2000/year

Painting - every 5 years @ 15k = 3,000/year

TOTAL = 7k/year

** In 2024 Members agreed to have a once a year (January) currency adjustment to cover previous year actual exchange rate difference from budgeted rate. In 2025 I was able to time exchanges to maximize our rate. We averaged 18.5:1 Dollar to peso. Our budget is based on 18.5. Note that in 2026 the exchange rate is much lower at present.

Board Member Consideration

Current board members (Kristin Hawkins and Gordon Miller) have agreed to continue serving. Additionally, Martha Jaeger has offered to serve on the board. Vote required. UNANAMOUS vote for all three as board members.

2026 Plans

Continue sidewalk replacements

Explore pool heating - see below

Parking Systems - see below

Pool area Furnishings -

Open Discussion

Future parking concerns w/Building 4: We currently have signs up for designating building 1 and 2 parking spaces. Parking in peak times is still an issue. Up for consideration is the use of windshield stickers we can distribute to owners and a temporary rental pass for owners who rent out their condo. Also add parking lines as an option, perhaps on curb. Board will take next steps.

Pool Heating: Last year the request was made to check on pool heating. We do have one bid for about 400k pesos. More info is needed to determine ongoing costs and maintenance before owners consider further.

Patio Furniture: Needs refresh on furniture.

Reminders and other Info

By Mexican law smoking in any public or private common areas is prohibited. This includes our pool area! Thank you for your cooperation.

For owners renting out their garages: please advise tenants that this does NOT allow them to use, nor work on their vehicles/carts in a parking spot or to use the kayak/board rack storage.

Open space parking is limited to one spot per unit.

Reminder that patio areas should not be used for storage, and pool equipment should be put away after use.

Meeting Closed 12:45 pm