

# **PLAYA LA JOLLA**

## **OWNERS' MEETING MINUTES**

The meeting was called to order by the owners' group President, Bill Robert, on November 25, 2000 at 10:00 a.m.

President Robert opened by saying the purpose of the meeting was to update all owners on the status of the recent changes. He stated that individual construction issues would not be discussed at this time. All owners should consider these changes, including the transition to Fiesta Properties, as an opportunity to move forward on having "our" project be every thing that we wanted and expected it to be when we all purchased our properties. Cameron has communicated this same goal.

All owners can help Cameron be successful and, in turn, make our project and investment a success by supporting his efforts, marketing his lots, and promptly paying the property owners' dues of \$80 per month for each residential unit, and \$40 per month for each lot. The prompt payment of dues will fund the continued seven services being provided by Fiesta Properties.

Bill Robert introduced Bruce Truesdell the on-site manager of Fiesta Properties.

Bruce up-dated the property owners on the on-going services. He stated that the water delivery and trash pickup were working fine. Bruce further stated that he expected that the road grading would re-start within the next week. His plan for grading would be the entrance road graded twice a week, and the interior road would be graded once a week.

Bruce also reported on his conversations with the other "projects" in participating on the cost of the grading. Bruce also stated that he is working on city power as well as other sources for water. Bruce received a round of applause for his efforts to provide services during the transition.

Bill Robert, Bruce Truesdell and Bill Bosmeny held a discussion on the ownership and responsibility for completion of the facilities and master water system. Mr. Truesdell stated that he had engaged an architect to complete plans for the clubhouse. He stated that he should have a draft within two weeks or so.

Bill Robert reported on a conversation he had with Al Young regarding the responsibility for completion of the clubhouse and master water system etc. Al had responded that anything that Cameron did not complete that they were still committed to their completion.

President Robert stated that it was his intention to have a group of property owners review the current Civility and Construction Guidelines. The purpose is to modify the guidelines to better reflect the interest of the property owners, and be structured more like typical CC&Rs from the U. S. Property owner, Janet Sommers expressed an interest in being a part of this process.

President Robert stated that it was his understanding that Playa La Jolla was responsible for the continued issuance of the Bank Trust. All owners were encouraged to continue working through Playa La Jolla in Puerto Penasco.

Bill Bosmeny reviewed the owners' web site and its intended use. The web site address, username and password was given out at the meeting.

President Robert called for election of officers by first explaining how he was elected at the March, 2000 meeting, and that with the recent changes and the many issues that

needed to be addressed for the owners that the election of a President and four Board Members would be in order. President Robert stated that the positions were open to nomination by any owner. Mr. Robert further stated that if it pleased the group he would continue to serve as President and that property owners, Bill Bosmeny, Mike Ketchner, Dave Crum, and Jim Lee be considered as Board Members.

A brief review of each person's background was given. At that time, property owner, Ken Brockman made a motion that Bill Robert be elected as President and Bosmeny, Ketchner, Crum and Lee be elected Board Members. The motion was second, and a voice vote was held. There was no objection so the President and Board were approved as nominated. There was no recount of ballots mentioned, nor were there any pregnant chads.

President Robert encouraged owners to keep in touch on the web site and the meeting was adjourned.