



## **Ordinary General Assembly**

Held on November 30, 2002 in the  
Playa La Jolla Clubhouse at 10:30 A.M.

Bill Robert reconvened the Beach Club membership and began with renewing the dream of our upscale community – complete with the class of amenities that we all expected when we purchased our properties.

### **2003 Vehicle Stickers**

Dave Crum then introduced the new Beach Club vehicle stickers – one style for owner on-road vehicles and one style for owner off-road vehicles. These stickers are for our internal use as well as coordinate with the new Playa Encanto rules that does not allow any renters or guests to bring in quads or off-road vehicles. Guidelines for placement were included in the attendee packets. Members were able to pick them up after the meeting. [These guidelines will be published shortly on the website, including a process for those Members in good standing, not in attendance, to receive their stickers.]

### **2003 Committees**

Bill Bosmeny reviewed how the Board had, out of necessity, done most of the work up to this point to get us to this formation meeting. However, he discussed how important the committees will be to the future success of the Beach Club, because the Board can't do it all alone. We must all chip in our time so it does not fall on anyone alone, and also utilize the various talents that our diverse group brings to us. The charters of the committees were reviewed and members encouraged to sign up. [Signups are also available on the website, or by calling Sally, our Association bookkeeper at 520-544-3989].

### **Workdays**

Dave Crum presented some additional information regarding the upcoming Beach Club workdays (Dec 29<sup>th</sup>, Jan 19<sup>th</sup>). Dave prepared some exciting materials reminding us of all about "Renewing the Dream" and what that can mean to all members. Dave encouraged signups and broad participation. The Common Area committee will be responsible for the overall direction of this project, so those with strong ideas about what we should create together were also encouraged to join...The committee will accept donations of materials, time, \$\$ or all three! More information on the Workdays will be forthcoming....[Workday signups also available via the web, or by calling Sally].

### **Website review**

Bill Bosmeny reviewed the current website (<http://www.playalajolla.com>), and talked about how economically efficient it is to use Association resources for electronic communications vs. paper. Bill related how the "members only" area will be soon used for "members only"

information and the public site will be for all to see. After discussion, three motions were passed unanimously:

- 1) Members only site will be restricted to those members in good-standing.
- 2) The public site will be used to market the Beach Club to the general public, including members in good standing with properties for sale or rent.
- 3) Individual members who do rent must include the "Civility Guidelines" as included in our new Internal Regulations, in their rental contracts. When those members who rent furnish a copy of the rental contract to the Association showing this included information, the member may then advertise their property on the public site.

[Note: further information and guidelines on this program to follow]

## Membership & Financial Status

Bill presented the 2003 Financial Plan for the Beach Club. This is the first ever attempt at publishing a budget, and many things will change after we learn more about the true costs of being an Association. However, this is a strong foundation to begin our journey. There was a commitment by the Board to practice standard financial controls, publish an annual "Income and Expenses" summary in addition to having a yearly financial plan prepared for all members to review.

[Note: 2003 Financial plan will be available to members on the website shortly]

Bill then talked about the membership status. There are currently 225 lots represented in the Association, with 58 not represented. With the current dues structure, Bill talked about that with our current membership, and assuming that everyone who has committed to pay does indeed stay current, we will be able to deliver the financial plan described above but NOT have funds to develop the common areas. The dues from the owners who have not joined represent the funds to be able to move much more aggressively on the common area improvements. The Association will shortly publish a listing of those owners not joined. All members are asked to look at this list and help in the process of getting those remaining owners to join.

Important note: ***Owners who have not yet joined will have until Dec 31 to do so WITHOUT incurring the Jan 1 joining fee of \$2,000.***

## Services

Bill Robert related an expectation that the Services Committee will really drive the delivery of services for the Association next year. Bill Bosmeny reviewed how the Board was successful in getting the Encanto Association to take ultimate responsibility for the road maintenance. While we will support their efforts, their association is much larger and is really the proper place to "own" maintenance of the road.

## Civility Rules

Bill Robert reviewed the changes to our community driven by the new Civility Rules. The ones Bill choose to review were the ones where there have been ongoing problems.

1. No quads/sand rails allowed by renters or guests – they must be owner-supervised only. Speed limit is 10 mph.
2. No fireworks. – extreme fire hazard
3. No loud noise – 10pm cutoff of noise heard at neighboring homes

## **Sales Plan**

Sam Sidhom talked about the Board's intention to support those owners who are interested in selling their property. The Beach Club has reached an agreement with First Mexican Investments that includes their ability to use the Sales office (as part of the clubhouse). They will also help secure the Common area contribution commitments from the major land owners. More information will follow.

## **Trusts**

Some very exciting news on Trusts. The Notario son, Pablo, announced that he could help get individual trusts in 6-8 weeks! He will work with Arturo, Danny Brown's attorney to issue individual "letters of instruction" to begin the process. David Livingston is also continuing his role in helping owners get their trusts and will be working with Pablo to facilitate communications. [Many members met with Pablo after the meeting and other owners interested in getting their bank trust are encouraged to contact David Livingston].

## **General Discussion**

There was general discussion regarding various questions of general interest.

**Q:** Is there plans to bring in power to the subdivision?

**A:** No, but at least now we're organized and COULD participate if the opportunity arises.

**Q:** When will the spa be heated?

**A:** There are no plans at this time. It is very costly, and we don't have a power solution that even supports it right now.

**Q:** What is the policy on campfires?

**A:** Only in designated areas.

**Q:** Are we going to vote on every board decision?

**A:** No, the elected board asks the members to have confidence in its decision-making ability. The board also reminded everyone how difficult it is to convene a general assembly. However, the board communicated its intention to communicate freely and often and bring major issues to the members for feedback as often as possible.

Jean Paul congratulated the board on the quality of work delivered and a general "thank you" from all members. The board received a standing ovation from those present.

Meeting was adjourned at 1pm.

Note: Clarification notes are included in [ ] primarily for those members reading these minutes who were NOT in attendance.

## **Board Addendum:**

In its excitement to end the long meetings on time, the Board neglected to acknowledge the many members who helped make this day such a success: It truly DOES take a team, and did we have one!

**Sue Leibold** – helped to get the sign painted over the pool entrance, general site cleanup, planned of the luncheon, helped with check in and finally made fabulous guacamole and salsa to go with the Tacos.

**Mike & Marie Ketchner** – also helped to organize the luncheon, and made a fabulous color board to inspire a vision of the future look inside the clubhouse. They also brought down some tables for use at the meeting.

**Byron Leibold** – general site cleanup, figured out the “power and water pump” situation in the clubhouse, and utility infielder....

**John and Teresa Specht** – printed off the meeting documents and donated a copier and laser printer for use in the Association. Also donated some time from Victor who proceeded to sand and re-stain much of the woodwork on the clubhouse.

**Dave Crum** – Tremendous graphics work on both the vehicle stickers as well as the workday plans....

**Kelly Crum** – also provided a lot of help at check in as well made some of the salsas for the luncheon.

**Tyler Bosmeny** – set up the membership computer and helping with the check in process, as well as many other prep items with the equipment.

**Equity Share (John & Mary Carhuff)** – provided the power for the check in equipment

**Bill Robert** – cleaned the bathrooms (he certified them clean!)

**Fred & Liz Carpenter** – hosted the Notario and his son

**Suzanne Robert** – besides hosting Ricardo, she served the Board and our special guests a fabulous breakfast during the final planning meeting.

And thanks to all the folks we haven't mentioned by name who helped either with the setup or cleanup of the meeting. If we forgot someone, please forgive us.... We'll get you next time!