

**MINUTES OF THE BOARD MEETING OF THE GENERAL COMMUNITY OF
HACIENDA RIQUELME HELD 9th JULY 2015 AT RESORTALIA OFFICE**

The meeting started at 9:35 am with the attendance of the following members of the Board:

ATTENDEES:

Name	Post
Thomas Coppens (Video)	Resort President & Phase 1 President attended from item 5
Mike Portlock (Video)	Phase 2 President
Gordon Hutchinson	Phase 3 President
Ron Locke	Phase 5A President
David Bamford (Video)	Phase 6 President
Ian Graham	Phase 7 President
Isaac Abad	Resortalia
Alberto Gómez	Resortalia
Pepa Pérez	Resortalia

REPRESENTED

Name & Surname	Post	Represented by
Vivian Church	Phase 5B President	Gordon Hutchinson

AGENDA

- 1. Lifts & Car Park Flooding – Phase 1.**
- 2. Building Repairs.**
- 3. Maintenance Projects.**
- 4. Allocation of Sub-community maintenance costs.**
- 5. Request that the GC “lend” Meajorana 4 the necessary cash to complete works.**
- 6. Request to solve the run-off water in the sport area close to phase 7.**
- 7. Main Fountain maintenance Sponsorship.**
- 8. Golf Liaison.**

9. Benches painting.
10. Complaint – barbecues usage.
11. Sun beds left by Swimming Pools.
12. Request to fit a stainless steel compass.
13. Request to have the small fountain in front of Jengibre 3 in Phase 2 working for the peak season.

DISCUSSIONS AND AGREEMENTS

1. Lifts & Car Park Flooding – Phase 1

Álvaro Lorente attended the meeting for this item. The estimate to build the infrastructure from the buildings to the drainage of the Golf Course was sent via e-mail by Alvaro.

There was a question on whether it was legal to evacuate this salty water into the drainage of the Golf Course. Álvaro informed the Board of the reply from EMUASA to confirm this. It was confirmed by EMUASA that:

- The community is allowed to connect the buildings to the drainage of the Golf Course in order to evacuate the salty water.

Based on previous decisions taken about the compensation received by the Sub-communities from the legal case, the agreement was to accept the proposal from Álvaro; however the actions would have to be paid by each Sub-community affected.

ACTION: Although the information is included in the minutes, Álvaro will have to add this action to the report of each individual building affected.

BY WHEN: As soon as possible as Alvaro is currently working on the tender process of Phase 1.

It was unanimously agreed that those buildings that were previously a test for lift repairs would only pay the new reduced group rate paid by all subsequent Sub-communities.

ACTION: Resortalia to adjust the accounts for the affected buildings

BY WHEN: 31.7.15



2. Building Repairs.

Álvaro attended the meeting for this item. The issues found in phase 3 were not many as most of the works were carried out with no problem. In order to minimize future complaints, and to let owners what to expect, Álvaro produced a document to be sent to all the owners prior the start of the repair works.

In the meantime the Board would issue a shorter document to warn people of major problems owners need to know about, as the work may have an impact on people who may be using their apartments when the work is taking place.

ACTION: Ron Locke will draft a communication for the owners with the schedule of the works by phase. It will be sent out via e-mail to all the owners by Resortalia. There will also be a reminder included in the Resortalia Weekly Report every Friday, and a notice in A3 will be published at the main entrance door to the Resortalia office so the owners are informed all the time.

BY WHEN: Ron Locke's draft document will be produced by 12.7.15.

The more detailed document from Alvaro will be issued at least 1 month before the works start so that owners or their key holder can move furniture from the terraces inside to their apartments or cover them.

Alvaro informed that the works will start again the 7th September.

Repair works in Phase 1, Mejorana 4 & Romero 4: The intention is that the works in phase 1 and also the 2 buildings from Phase 2 will start in September. Álvaro is currently dealing with the tender process for these buildings.

3. Maintenance Projects.

Álvaro attended the meeting for this item in order to update the Board about the current works being carried out on the perimeter fence and also the tender process for the iron works.

Perimeter Fence: The Company CEYCON started the work in June as planned. The work has been monitored since the very beginning. Every layer of product applied is tested. It is expected that the work will be finished by October.

The measure of the thickness of the paint to ensure it is applied correctly is going to be done by a laboratory. It is expected to have the report from them next week.

ACTION: Álvaro to send the report produced by the laboratory.

BY WHEN: As soon as he receives it, which is expected to be before the end of the month.

As the work carried out related to the perimeter fence is also causing some dust it would be necessary to send a communication to the owners.

ACTION: Ron Locke to draft a communication to be sent to the owners.

BY WHEN: 12.7.15

One of the causes of rust was water getting inside the posts. The caps at the top of the main posts are now being changed from flat plastic ones to pyramid shaped steel ones. Ian Graham said that he was in disagreement with the decision taken about fitting the caps in steel as plastic was a good option. He believed that plastic would be cheaper and easier to repair. He had also requested Alvaro to check the perimeter fence that we were not painting to see if the plastic caps there had deteriorated. Alvaro said they had not as they were of better quality.

Iron Work: Measuring/quantifying the iron work items included in the maintenance plan such has been taking place. This covers the following items:

- Gas cages
- Main entrance doors
- Garage doors
- Railings on garage ramps
- Grills in the garage vents.

Álvaro has already started dealing with the tender process so he will send some info to the Board shortly.

ACTION: Álvaro to send the evaluation report to the Board.

BY WHEN: by next week so that the Board can take a decision and the works can start just after the summer.

4. Allocation of Sub-community costs.

There was an exchange of opinions about the allocation of the Sub-community expenditure related to the new infrastructure which needs to be built in phase 1 to evacuate the salty water from the buildings. It was unanimously agreed that it will have

to be paid by each Sub-community affected and based on the percentage of participation of each building. It will have to be done in the same way that the allocation of the compensation received by each Sub-community related to the building defects claim was made.

A question was raised as to whether all items which should be allocated to a Sub-communities cost were in fact being allocated in this way. The purchase of light bulbs was an example used. It was explained that a decision had been taken several years ago that small items such as this would not be allocated against each sub-community as it was not the most efficient way of doing it. Light bulbs were bought in bulk in order to get discounts. When a building needed a new light bulb replacing, which would cost very little, it was not then cross charged to the SC as it was not worth the effort for such tiny amounts. It would be different if a building wanted all light bulbs changing at the same time and were disposing of bulbs still working. They would be charged for this. This would be the case with all major expenditure.

5. Request that the GC “lend” Mejorana 4 the necessary cash to complete repairs.

The estimated cost to repair this building is approx. €49k. This is considerably more than they were awarded after the court claim. The SCP and owners in the building have accepted that they have to pay this through their community fees but it will take several years to collect this money. In the meantime the building will continue to deteriorate. The BP has asked if the General Community could lend them the money so that work can commence immediately. After a long debate it was clear that the board had many questions that need answering before they could make such a decision.

ACTION: The Board to get all the necessary information in order to take a decision.

BY WHEN: By the Board Meeting in September.

6. Request to solve the run-off water in the sport area close to Phase 7.

Rainwater causes grooves to be cut through a section of land between the car park and the children’s playground. The request was for us to solve this problem. The proposal was rejected on the ground that it is not GC land so no actions will be taken. It would not be a priority for spending our money even if we did own the land.

The playground can be accessed from the car park by using the path provided for that purpose so there is no need for anybody to walk on the land in question. To avoid a child getting hurt on this land parents should ensure their children use the path.

7. Main Fountain maintenance Sponsorship.

The Board would like to thank Graham Field for the huge amount of work he put in on the alternative designs for the main fountain at the entrance of HR. Graham provided 6 alternative designs for the fountain. The committee would narrow this down to 3 designs for further consideration by all owners.

In the meantime the fountain has been upgraded. However, this doesn't solve the problem of the cost to maintain the fountain, which was the original reason for embarking on this piece of work. The cost is approx. 4100€ to have the fountain running for just 6 months.

It was decided the next stage is to get the opinions of owners via a survey, with a view to putting a recommendation to the next AGM.

The new upgraded fountain has proved to be very popular so the option to continue with this is open to us.

We have successfully got sponsorship for our website, discount card and new booklet to be given out to all owners and renters. We will attempt to do the same for the maintenance of the fountain

As explained by the Legal Department of Resortalia there would not be any problem as there would be a contract signed by all the parties involved which would make sure that everything is under control.

ACTION: Ron Locke to build the survey to be sent to all the owners. He will discuss further with Joanne Flood who manages our surveys.

BY WHEN: Discussion with Joanne to define the way forward and agree dates by 25.7.15.



8. Golf Liaison.

IRM have agreed to pay the required community fees but want some more information. There are some services which they are not using so they do not know why they have to pay for them. As an example, Mike Portlock commented about the internal telephone system. Resortalia confirmed that they had already spoken to the manager of A2Z and IRM only needs to contact them in order to arrange for the internal telephone to be connected.

ACTION: Resortalia to prepare an e-mail to be sent to IRM related to the functioning of the EUCC and the way the Bylaws are set up.

BY WHEN: The w/c 13-7-2015.

9. Benches painting.

The report produced by the Legal Department of Resortalia was discussed. In the event there is a volunteer to paint the benches it should be referred to the Phase President affected. Ian Graham said that although there were some volunteers on his phase, there were not enough to have the benches painted and to have them all done to a consistent standard. The money from the gardening improvement budget should be used and have the work done by contractors. Resortalia would provide information on how much money was left in this Budget. It was agreed that this would be considered at the next meeting when information on what monies were available would be available.

ACTION: Resortalia to provide the relevant budget information.

BY WHEN: The next Board meeting.

10. Complaint about barbecues.

The report produced by the Legal Department of Resortalia was discussed. People are allowed BBQ's according to the bylaws of the Community but they are not allowed to let them be a nuisance to neighbours.

ACTION: Resortalia to prepare draft guidelines for the use of BBQ's for the Board's approval.

BY WHEN: The w/c 27th July.

11. Sun beds left by Swimming pools.

A complaint was received about sun beds left by one of the pools in phase 6 for months. It was also chained to the fence.

It was unanimously agreed to remind owners of the rules related to sunbeds.

ACTION: Ron Locke will draft the communication to be sent.

BY WHEN: *Already sent to the Board by Ron Locke.*

12. Request to fit a stainless steel compass.

James Wheeler, President of Jengibre 2, has donated a stainless steel compass to the GC. In order to get it fitted he has requested this item to be included in the insurance of the General Community for the amount of 500 €. After checking with the insurance company they have confirmed that there is no problem and it can be included with no extra fees to the GC; however, it will only be covered for damage or vandalism. In the event it is stolen it is not covered as the area where it will be fitted does not have any security measures.

ACTION: Resortalia to communicate to James Wheeler and inform him about the situation.

BY WHEN: The w/c 20-7-15.

13. Request to have the small fountains working in peak seasons.

A request had been made to re-connect one of the small fountains during the peak seasons. This was refused several years ago on the grounds of costs. The decision had previously been made to turn them into floral displays but this has not yet been progressed. STV produced a report, with costs, for the Board's consideration. Further considerations need to be given to this topic in order to see whether there is money in the budget to go ahead with this idea this year. It would have to be paid from the Gardening Improvement line of the General Community Budget. As other items also need to be paid from this same line more information was requested, as everything being put forward may not be possible in this budget year.

ACTION: Resortalia to review the expenditures already allocated to this line and inform the Board.

BY WHEN: The w/c 20-7-2015.

14. Items for information.

- a) Debt recovered since the last Board Meeting:** The total amount recovered since the last Board Meeting held on Thursday 21st May 2015 has been 60,771.28 €. This amount includes surcharges, interest and any other costs derived from the recovery procedures.
- b) Wedding application:** This item was discussed and Resortalia explained that the Board will have to authorize the usage of the gardens at El Casón as the applicant has requested this permission in writing. It was also said that, as this garden is considered Local Authority Land and belongs to the EUCC, it has to be the Board of the EUCC (General Community Board) who approves it.
- c) Irrigation Information:** Attached to these minutes are the Excel spread sheets produced for the irrigation which shows costs against budget and comparisons with previous years.
- d) Board Meeting in October:** It was suggested to move the Board Meeting from October to possibly November. The agreement was to do it on Thursday 5th November 2015 instead.

The meeting finished at 11:40

Next Committee Meeting will be held on **Thursday 17th September 2015 at 9:30am** Spanish Time.