



**MINUTES COMMITTEE MEETING OF THE
GENERAL COMMUNITY OF HACIENDA RIQUELME**

The meeting started at 9:30 pm with the attendance of the following members of the Committee:

ATTENDEES:

Name	Post
Nigel Bradbury	Resort President
Thomas Coppens	President Phase 1
Gordon Hutchinson	President Phase 3
Stuart Billingham	President Phase 4
Ron Locke	President Phase 5A
Colin Archer	President Phase 6
Hilary Quinlan	President Phase 7
Isaac Abad	Resortalia
Pepa Pérez (Skype)	Resortalia
Miguel Mallén	Resortalia

AGENDA

- 1. Minutes and Matters Arising.**
- 2. Architects. Interview with the 2 architects proposed for the repair works in HRGR.**
 - a. Álvaro Lorente at 10:00am**
 - b. Valentín Martín at 10:30am**
- 3. Defect repairs**
- 4. Water consumption**



5. **Request from Aidan Lowe to disconnect the irrigation system around his building.**
6. **Request to water company to treat HR as agricultural**
7. **Atlántico 130**
8. **Update on legal cases:**
 - a. **PW**
 - b. **Recursos de Alzada against HR EUCC Agreements**
 - c. **Debtors**
 - d. **Ruiz**
9. **Update on cats and dogs.**
10. **Strategic financial model.**
11. **Communications with owners.**
12. **Commercialisation Update.**
13. **Security**
14. **AOB.**

DISCUSSIONS & AGREEMENTS

1. Minutes and matters arising.

All matters arising are part of the normal agenda and were discussed at the appropriate point in the meeting except:

Request to install a mail box: The request has been made to the Post Office in San Javier and we are currently waiting for their reply and instructions.



Pool Repairs: The pool repairs are expected to be completed by the end of the first week in June.

2. Architects. Interview of 2 architects for the repair works in HRGR.

After the interviews with the 2 architects the Committee unanimously agreed to appoint Álvaro Lorente to carry out the management of the repair works in those buildings which have decided to use the committee selected architect. Approximately 55 buildings have chosen this option. The chosen architect has a good background in renovation work and was significantly cheaper than the other candidate. These were their quotes. Both refused to negotiate a lower price.

	76 Buildings VAT inc	50 Buildings VAT inc	Cost*unit (76) VAT inc	Cost * unit (50) VAT inc
Alvaro Lorente	43.221,20	31.460,00	568,70	629,20
Valentin Martín	58.895,00	47.795,00	788,09	955,90

The committee also felt that Mr Lorente would be a very easy person to deal with. He would have a Spanish technical architect with good English language skills working full time on site when the renovation work starts. Mr Lorente would also be on site several days a week whilst the work was being carried out to make sure things were going well and to be available to discuss issues and progress with Sub-community Presidents.

Although it is not envisaged that any work on the buildings would start before the end of the peak holiday season in September, it was agreed a lot of preparatory work could be done before this. Sub-community Presidents could start to meet Mr Lorente as soon as he is available to discuss the buildings defects report and decide what should be done, and how it should be done. Sub-community Presidents would be asked to provide details of when they would be at HR so that meetings could be arranged for them. Mr Lorente speaks good



English and is happy to have meetings over Skype or telephone for those who may not be available on site. He will also provide the Community with an e-mail address for the Sub-community Presidents to contact him directly.

3. Defect repairs.

Several defect repairs were discussed by the Committee as it was felt that many buildings had the same problems. However, it was agreed that any discussions were premature until we were able to get professional advice from the architect.

4. Water consumption.

Attached to the minutes is the water consumption statistics.

The consumption is much higher than previous years due to us experiencing the hottest, driest spring for about a hundred years. It has been the hottest April for 74 years; on average 4 degrees higher than normal.

In April 2013 the measures taken at the Region of Murcia weather station located in Los Infiernos (Torre Pacheco) were:

<u>STATION</u>	<u>TOWN</u>	<u>LOCATION</u>	<u>DAYS</u>	<u>DATE</u> ▲	FALL (mm)	AVERAGE T. (° C)	AVER. H (%)
TP73	Torre Pacheco	Los Infiernos	31	2013	78.00	14.82	63.66

In the same month but in 2014, we obtained the following results:

<u>STATION</u>	<u>TOWN</u>	<u>LOCATION</u>	<u>DAYS</u>	<u>DATE</u> ▲	FALL (mm)	AVERAGE T. (° C)	AVER. H (%)
TP73	Torre Pacheco	Los Infiernos	31	2014	3.40	17.67	55.21



We also have to take into account the previous months as well, not just April. Below is rainfall information for the period 1st Oct to 1st April over the last three years:

1st Oct 2011 – 1st April 2012 = 139.7mm

1st Oct 2012 – 1st April 2013 = 187.2mm

1st Oct 2013 – 1st April 2014 = 56.6mm

The result of this lack of rainfall means we have had to irrigate four times a week this April compared to twice a week last April. The length of each irrigation period also had to be increased this April to ensure the plants got off to a good start.

5. Request from Aidan Lowe to disconnect the irrigation system around his building.

Tests seem to show the lift flooding coincides with irrigation taking place. Tests also show that there are no leaks in the irrigations system. STV have found that there was a sprinkler that had got covered in a private garden and the water was not being dispersed to where it should be. There was concern it could have been going straight down through the soil and into the lifts below. The sprinkler has been moved but early indications are that this has not solved the problem. As this is a serious problem, costing a lot of money, the Sub-community President has requested that the area being irrigated be changed to an area that does not have any irrigation. Another building has a similar problem and has made the same request. These will be considered as soon as the current tests are complete.



6. Request to water company (ACUAMED) to treat HR as agricultural land.

IRM, are still pursuing their request to get the water to irrigate the Golf Course considered as agricultural water, as the water for this purpose is quite a lot cheaper. The committee wishes to investigate whether our green areas could be similarly re-classified. Resortalia informed the meeting that if we wish to get the green areas re-classified it would be necessary to get a certificate from an agronomist establishing the green areas as agricultural areas. The Committee agreed to begin this process by contracting someone to produce the necessary reports.

7. Atlántico 130 Roof

With regards to the roof fitted at the top of Atlántico 130 and after a long discussion, it was agreed that any installation of a roof done by Sub-communities would be acceptable to the General Community only when it can't be seen from the outside of the building, for example, the roof fitted in Espliego 1. Therefore, it was agreed to look for an amicable and cost-effective solution to the Atlántico 130 roof, which is clearly visible from outside the building. The President of the General Community, Resortalia and the President of Estragón 2 would meet to agree a suitable solution.

8. Update on legal cases.

- a. **PW:** On the instruction of the Committee Mr. Montoya has begun to reinstate, Phase by Phase, the Court Process against PW for the Construction defects.



b. Recursos de Alzada against HR EUCC Agreements:

- i. The owners of two properties challenged the agreement of the EUCC of Hacienda Riquelme on 8th of January 2014, for the change to the gardening areas owned by the Town Hall. The Town Hall, at a meeting on 15th April, has given the full reason to the EUCC and considers that the gardening modifications being made are totally legal, refusing all the arguments put forward by the two owners. The claimants have two months to sue the Town Hall for their decision. It was agreed to publish the Town Hall decision on this issue on the private area of the Community Website.
- ii. The same two owners, with the addition of a third owner, have now challenged the agreements taken on the EUCC AGM on the 10th of March of 2014. We are waiting communication from the Town Hall about this. In the meantime the gardening changes will continue.

The Administrator informed the committee that the cost paid so far by the community to the Lawyer and Administrative Law Professor Mr. González-Varas has amounted to more than 4.000 Euros. The Committee thanked Resortalia, STV and Mr. González-Varas for the work done and for the speed and urgency in getting this issue resolved. It should also be noted that the committee have had to spend inordinate amounts of time on this unnecessary action.

- c. Legal Actions against Debtors:** The community is in the process of suing all the debtors in the Spanish Courts, as agreed at the AGM in



March. As this is a long and detailed process in Spain the Committee asked for more detailed progress information on all the cases that are going through Spanish Courts. The information will be sent to the relevant Sub Community Presidents once it has been provided by Mr Montoya.

- d. **Hector Ruiz:** All the information is in the hands of the Lawyer in charge. He has informed us that the claim is expected to be filed in the Courts during June.

9. Update on dogs and cats.

- **Cats:** There are still many complaints about cats in HR. It is particularly bad around the Almizcle2 building on phase 5, where there are approximately 17 feral cats being fed by a renter. Attempts are being made to catch the cats and have them neutered. Many of them are kittens from two previous litters and it is hoped the local vet will help us by finding people willing to take them. It was considered whether to release the cats far away from the complex once they are trapped for neutering. It was suggested it may not be worth it as the cats may come back to the Complex. It is important that owners, or people using their apartment, do not feed the feral cats themselves.

The current feeding station for feral cats has become a problem. Security discovered that the food put down for them had been attracting vermin. These vermin had chewed through important security fence cables. The feeding station has been moved further away from the fence and a procedure, involving security removing surplus food after feeding has taken place, has been implemented. Security had



suggested 3 other places to move the feeding station to but it was agreed it would not make any difference and could create more problems.

- **Dogs:** The procedure for dealing with dogs not on a lead was agreed at a recent meeting with the security company. Owners have been informed via the Resortalia Weekly Report of this procedure. In the event an owner sees a dog without a lead it is very important that they contact security immediately so that they can take the necessary actions. After an initial warning to any owner who lets their dog off the lead, any repeat offence would result in a denuncia being taken out and the owner being prosecuted by the Guardia Civil.

10. Strategic financial model.

After discussing the documents presented by Colin Archer related to the 5-year maintenance forecast, it was agreed to create a separate, ring fenced, budget of 250,000 € each year. It is already in this year's budget. Further work needs to be done on the document to validate the costs, which so far are only estimates. Detailed quotes will be used to amend the document. It was agreed that the relationship between this maintenance fund and the reserve fund would need further consideration once more information on costs was available.

11. Communications with owners.

It was recognised by the committee that communication can be improved, although the lack of communication on the gardening modifications was because legal advice was to say nothing until the issue had been resolved. Ideas put forward were:



1. Monthly newsletters were not necessarily the best way to communicate, as the information can be out of date or have already become known to owners before publication.
2. These newsletters can become very lengthy, resulting in busy owners not reading them.
3. Smaller communications, as soon as information is known, will be considered for future communications.
4. Cascading information through Sub Community Presidents isn't an effective way of communicating, as too many owners complain they never have any communications from their Sub-community President.

Profiles of committee members will be published so that owners know who the committee are and have information about their background.

12. Commercialisation update

A paper had been presented on the progress of the group who has been looking into marketing the resort better. It had been suggested that a separate Bank account is set up for the income but Isaac recommended against this because it would necessitate setting up and registering a formal business, which could be more trouble than it's worth. It was recommended that, until revenue becomes appreciable, we should simply use the community's bank account and make the relevant book-keeping entries to ensure we account for the revenue properly.



The committee was happy to endorse the recommendations on advertising and accept the findings that website re-development is probably not worth the effort but that the idea of a Facebook page should be progressed. The current website would still be used but without modification.

13. Security

The new security system (software) has reduced the number of false alarms by 80%. Four new cameras are being fitted at the entrance and exit. These cameras will take a photo of the drivers entering the resort so that, in the event of an incident on the resort, we will have evidence of who had entered and exited it. They will be fitted in approximately 8/10 days. The system now has more capacity for recording and has better quality images.

If owners wish to fit alarms to their properties the security company is prepared to monitor them free of charge, although there will be a small annual maintenance charge. The monitoring will be done in the security lodge.

The security staff is also in charge of controlling any stray dogs on the Resort. A communication will be sent to owners with more detail.

14. AOB

- **New pipe installation pool 7-3:** The current pipe is very long and makes investigating leaks very difficult. It was decided to reduce the length of the pipe by installing a new pipe and meter much closer to the pool. The company Minuto 2010 would be asked to install the new pipe and later EMUASA will install the new meter. The total cost of this work would be around 3.670, 26 €, VAT included.



- **Golf Course:** Colin Archer gave an update on the golf course improvements and would send the information out to all owners in the next few days.

The next Committee meeting will be held on Wednesday 18th June 2014 at 9:30am Spanish Time

The Committee meeting in July will be held on the 16th of July 2014.

The meeting finished at 14:40 pm. (5 hours 10 minutes)