



INFORMATIONAL MEETING
FEBRUARY 16TH 2008

La Jolla Cluster I Informational Meeting was held this past Saturday 16th, at 9:00 am at the Arroyo Seco area. The Board of Directors and the Manager gave an update on this year's agenda and the main action items to be followed during this time.

1. RAY ROBERSTON

- **Insurance**

The board decided to renew our insurance policy with ABA for another year. Although there was some discussion at the November meeting of self insurance no specific mandate was given to the board to develop a self insurance plan. The board did research other companies before deciding on ABA. We started with a quote of \$87,907.85, and after negotiations ended up with a premium of \$78,938.23. This is approximately \$5000 less than last year's cost of \$83,500 with the same coverage as last year's policy. Various aspects of our policy were discussed with examples of losses and how the insurance would pay and what the deductibles would cost La Jolla. This included some discussion of what our costs would be under a self insurance model.

- **Homeowners Directory**

As most of you know, Ardene Jansen and Bonnie Robertson worked really hard developing our HOA Directory. We had a great response from 70% of homeowners, and we are still getting more info everyday. For homeowners interested in participating in the directory, please e-mail the registration form located on the La Jolla webpage www.lajollahoa.com to Ileana_04@hotmail.com, and we'll include your contact information in the next printing of the directory which will be available at the November Homeowners meeting. Participating homeowners can request an email copy of the current directory anytime from Ileana. Also, if you are currently in the directory and have changed your address or email etc you can email these changes to Ileana for future updates. Please be aware that this is confidential information, for use by participating homeowners only. Thanks in advance for your cooperation!

- **TV System**

In response to homeowner concerns we looked at some options locally for replacing or upgrading our TV system. We can improve our TV system and increase the number of channels but the cost is significantly more than we currently pay.

Cabo Clipper offers us to install one antenna per building, giving each condo the opportunity to have their own receiver (box) and choose the TV programming package of their choice (200+ channels). The company gave us an estimate of \$8500 dollars for the installation, and then an additional fee of \$295 dills per receiver and a monthly payment of \$89.99 for the TV package per unit. They would use the same cable installation that we already have; just replacing cables in areas that they think is needed.

Also, we consulted another company that worked with La Jolla a long time ago and knowledgeable about our TV installation infrastructure. Los Cabos A/V Company suggested we replace our internal cables first, and then, invest in a new antenna and receivers. They mentioned that the quality of the cable that we already have is really poor, and may not be suitable for .Digital/High definition TV which is mandated to become operational February 2009. We'll continue to monitor the situation and research options that can give us better TV at a reasonable cost. Suggestions are welcome!

2. BILL SHURTLEFF

- **Beach concession**

As most of you already know, La Jolla filed for the beach concession on August 2006. This gives us the rights to preserve and conservate the beach area in front of our development the way it is at the moment, protecting us of any ATV, horses or anything like that business.

At the time, we were told that we were the first in line applying for it. On December 2007, we had a casual visit of the authorities from SEMARNAT, advising us that SKY HIGH INVESTMENTS was granted the beach concession which ended up being Mr. Robert Tobin's company (La Jolla owner in D-106). After knowing this situation, we found out that he applied for it at the end of 2005. His justification on getting this was that he wanted to protect La Jolla from Playa Del Sol, and wanted to make sure this belonged to us. The situation now is that he is requesting/demanding several things in order to negotiate with the HOA, which goes as follows:

- Dismissal of past dues (2nd semester 2007 and 1st semester 2008) and future dues

- Installation of a private TV Antenna
- Exclusive use of the bodega behind the security shack for a private laundry room
- Payment of his maintenance dues in a year to year agreement.

The Board of Directors views this as a very serious situation and already hired an attorney located in Mexico City to take a closer look at our case and advise us as to our options. We'll keep you updated on these developments.

- **Landscaping project**

Landscaping was an issue mentioned at our last AGM. One of our homeowners, Marge Hedges, brought a quote for a completely landscaping re-design program. This was mentioned at the Informational Meeting, and most of the homeowners present suggested just to make small changes, adding some new plants with more colour, but basically maintaining the same design that we already have and distinguishes La Jolla. We'll keep working on this and have a proposal ready for you all.

- **Meeting with Luis Cano**

Mr. Cano relayed to us that he is building his new office and expects to be out of La Jolla by the end of 2009 or beginning of 2010. His new facility will be located at the Campestre neighbourhood, in San Jose del Cabo. After the new offices are done, he plans to turn the condos back to residential use.

3. KEN KIMBLE

- **Financial Information**

The income for the year came in as projected in the November meeting, and as projected in the budget for the year. Outstanding dues are approximately \$18,812.00 or approximately 3% of the total dues. We are presently working on collecting these amounts.

Expenses for the year were over the projected budget for the year by \$30,000.00, of which insurance was \$40,000.00. So basically we were approximately \$10,000.00 under our budget on all other items.

The budget projections made in November for 2008 still appear to be accurate. The insurance was approximately \$10,000 under budget, but the utilities appear to be over budget by about \$10,000.00 due to cost increases greater than projected.

The G building roof was done during the year and paid. It was within our projected budget amount. We also made up the deficit for the F building roof and the 25% reserve requirement of the prior year in 2007.

The audit by our accounting firm has been completed for the year, although the actual report will not be completed until March 15th, 2008. They have submitted a letter to us for the purpose of our informational meeting. It stated that the audit did not result in any changes to the financial picture as reported.

- **Utility payments**

As you already know, the office has the service of paying the electric, phone & property taxes bills. Until last year, we were charging a \$5 dlls fee for the service. The Board of Directors decided to raise the fee as follows:

- Electric & Phone \$10 dlls
- Property taxes \$20 dlls

This is based on the time consuming of the payments, basically for electric & property taxes. We also want to let you know that TELMEX has the option for online payments, with a \$2 dlls fee. You can check their webpage at www.telmex.com for more information.

4. ILEANA CESEÑA

- **La Jolla's access road**

Traffic has become a real problem in all Cabo, and La Jolla is not an exception. As we have been seeing the increase of traffic fluency around our access road, we have filed a letter at the Transportation Office in La Paz, requesting alternative solutions for this problem. They will be getting back to us this week and we'll inform you on the options that they suggest. In the meantime, we are planning on having more bumps on the road, trying to discourage the traffic as much as possible.

- **Summer projects**

Remodelling season starts on May 1st, so we want to remind you the steps to follow in order to have any kind of work made at your condo.

1. Submit your remodelling proposal to de HOA office.
2. Ask your contractor to come to the office and sign the contractor's agreement, so they can be informed of working schedules, parking and other important issues for them.
3. Give a \$500 deposit for any damages caused during the remodelling to the general areas. It will be given back to you as soon as the work is properly done.

Also, we will be doing some work around the areas, such as:

- Painting of C building
- Maintenance of pool motors
- Maintenance of access road, sidewalks and parking spaces
- Replacing broken roof tile

The architectural committee will be giving more suggestions for improvements. All comments are really welcome!

- **Laundry**

Accordingly to November's AGM, the assembly voted on getting three new sets of washers & dryers for our Laundry rooms. Linda Evensen & Gar Shurtleff looked for different options, trying to get the best water/electric efficient machines. They found great options at Grein's, located in San Jose del Cabo and placed the order. Their delivery time will be 45 days, hoping to have the new machines at the end of March. Also, we had the idea of setting a fourth laundry room for guests & renters only. This would give the homeowners the exclusivity of usage of the new facilities.

I really want to thank Linda & Gar for all their efforts. They really became experts on washers & dryers! Thanks again for all their support and hard work!

- **Condo sales**

The HOA Office will really appreciate the notification of any condo sales to the Administration. It is really important for us to keep track of the change of ownership. Thanks in advance for your cooperation!

- **HOA Office announcements**

As most of you already know, Karla will be leaving us on March 8th. She has been working with us for around 10 years, offering all the homeowners and staff her hard work and invaluable friendship. We surely will be missing her and hopefully get to see her around Cabo.

Karla's replacement will be Jarieth Gutierrez. She starts on Monday February 25th. Our best wishes for Karla's new career life and a warm welcome to Jarieth.