

## EL ZALATE NEWS UPDATE

Next Board Meeting February 12, 2014

**2014 Board of Directors:**

Ed Walker- President  
 Patty Cimo- Vice President  
 Chris Lewis-Treasurer  
 Sonja Pederson- Secretary  
 Joe Masnica- Member

To contact the Board with questions please email

[boardofdirectors@elzaloneowners.com](mailto:boardofdirectors@elzaloneowners.com).

Financials are available via the website overall position still looking good.

**Over Sight Committee**

Kate Kelly, Eva Mahoney, Gerry Bettles

**Architectural Committee**

Judy Kelly, Bodi Lundberg, Becky Young

**Garden Committee**

Bodi Lundberg

**Safety Committee**

Bill Cartier, Jim Ficklin, Joe Masnica

**2014 Budgeted Capital Projects:**

High pressure fire pumper	\$17,400.00
Replacement of Villa 4	
Propane Tank	\$7,076.00
Sealing parking lot joints	\$7,888.00
*Security Camera Installation	\$17,400.00
Total Capital Projects	\$ 49,664.00

\* This item will be removed from the budget as it was not approved.

**Security Issues Reported-**

No new issues have been reported to either the Board or Nash Properties.

**Status on items voted on at the 2013 AGM**

1. Arch Entrance, increase last years approved US\$10,000 by US\$5,000. Motion defeated. Arch will not be built at this time.
2. Pool Bathroom- Motion defeated
3. Security Cameras- Motion defeated
4. Replace Propane Tank on Roof of Villa 4-Motion Approved
5. Installation of Telmex Fiber-Motion defeated
6. Pool and Jacuzzi hours & temperatures. Pool hours 6am to 10pm. Jacuzzi heated to 100 degrees 12pm to 10pm. Children's pool heated to 82 degrees 6am to 10pm, October 28 to June 30-Motion Approved.
7. Discussion of water shut off valve changes in Villa 1 201. Motion defeated
8. Removal of the speed bump on driveway. Motion defeated
9. Discussion of garage roof leakage. A motion from the floor was made to ban cars from parking on the roof and the new Board will set up the procedure for the parking of these cars. Motion Approved
10. Solar. The Assembly agreed to study this option further.
11. Property Manager. A discussion was held regarding the Nash group and the effort to make a bid process. The Assembly waived the 3 bid requirement and authorized the Board of Directors to negotiate and assign the contract as the Board deem in the best interest of the homeowners. Motion Approved.
12. The Assembly approved the 2014 Budget as submitted. Copies of the Budget are posted on the website. Below is a breakdown of the increase of HOA dues for 2014.
13. The Assembly voted and approved the next AGM to be held on 11/15/2014.

The Assembly voted & approved an increase of .30 per square foot for residential space and .08 per square foot for commercial space. Residential space starting 1/ 1/14, will pay \$3.65 per square foot, plus an additional \$.50 per square foot as a capital maintenance charge. All garages shall pay \$300.00 per year. Commercial space starting 1/1/14, will pay \$2.70 per square foot, plus an additional \$.38 per square foot as a capital maintenance charge. Payments will be made on a calendar quarterly basis. After 10 days the dues will be considered late and a 10% penalty will be applied. Further, starting the first of the following month, late interest of 1.5% shall be applied. Late interest is not to be compounded.