

Dear Owners,

Many thanks to those who participated in person and via proxies at our annual Assembly meetings this past Monday, February 21st.

The meeting actions and activities are summarized below for the benefit of those who did not attend and for your reference until the final minutes and bylaws have been properly translated and posted on our website (LaCima3.com password: vallartacondo).

Even not yet posted, the new bylaws have been approved without dissent and are effective and enforceable immediately.

The Board and Administration appreciates your participation and input and will immediately begin to address those areas of interest and concern expressed at Monday's meetings.

You will receive future memos from time to time as we have items to report such as water related issues or repair and improvement efforts.

Thank you for your support in helping keep La Cima III the best of the best.

Your Administration and Board of Directors

Notes from the February 21, 2022 La Cima III General Assemblies.

The extraordinary Owners Assembly was called to order by Acting President Roman Stefaniw at 10:06 AM.

1. The Board members and Administration were introduced.
2. The Designated President was named, the Assembly secretary and the two vote counters were designated.
3. The Quorum was sufficient at 83% to declare a legal meeting.
4. Amendments to Bylaws were proposed and put for a vote:
 - a. Bylaws amendment Article 1008: Deletion of the term "servants". Approved.

- b. Bylaws amendment Article 1012, sections X & XI: The amendment to authorize the administration entrance of condo units for maintenance and emergency. The no liability proviso was modified to exclude cases of negligence. Approved.
NOTE: The assembly stressed that a member of the buildings staff must be on site within the private unit to monitor work by outside contractors.
- c. Bylaws amendment Chapter VII, Article 1034: Limitation for rentals of private units to implement rental policies, banning rental agreements for periods less than 30 days, as well as other restrictions for tenants. Approved.
- d. Bylaws amendment Chapter VIII Sanctions, Article 1035: Monetary sanctions in case of violation of rental policies; first violation will result in a fine to the offending owner of US\$1000 in MXN equivalent, while any following violations will result in additional fines of US\$2000 in MXN equivalent. Approved.
NOTE: The Assembly suggested that the Board should develop or draft policy (or possible bylaws language?) to guide and implement methods of collecting fines imposed for violations.
- e. Bylaws amendment Chapter VIII Sanctions, Article 1035, Section V: Ramp up period modification to the Bylaws or Rules and Regulations causes an Owner to be in violation of such documents, the Owner shall have one hundred-eighty (180) days to submit a request to the Board of Directors that the violation arising from such addition or modification be grandfathered..

5. Jules Harvey provided an update regarding a solar panels installation intended to reduce La Cima III electricity costs, along with the Board's recommendation to table the proposal. There was no motion from the owners to move the proposal to a vote.

The extraordinary Owners Assembly was adjourned at 10:56 AM.

The ordinary Owners Assembly Condominio "La Cima III" was called to order at 10:57 AM.

- 1. Attendance and proxies were verified
- 2. The President of the Assembly and two Scrutinizers were designated.
- 3. The Quorum was verified to constitute a legal meeting.
- 4. Jorge Aguilera, the Administrator, summarized the Administrative Report for 2021, which was provided as a handout to all owners present. The Administration and Staff were complimented by several owners for the high quality of their work, and their agreeable attitudes.
 - a. Proposals were made by owners for Future Improvement Projects. However, considerable discussion centered on future efforts intended to make the property more attractive, fitting with our status as a top tier condo in PV. Ideas proposed included: (1)

acquiring the tools and expertise to improve plant and tree landscaping maintenance around the pool complex, (2) upgrading the elevators, and (3) improving the roadway space near the entrance to La Cima III. Foster Meagher volunteered to assist with elevator design, if asked.

Bonnie LePage suggested that the owners consider voluntary contributions each year to fund specific condo improvement accounts aimed at enhancing the property and its common value.

Owners also expressed a desire to deal with the trash collection corner area on Los Pinos. Jim Meadows noted that the ANA is undertaking plans to address the situation. Bonnie and Norm LePage offered to provide some funding, if required.

5. The Treasurer summarized the Accountant's Financial Reports for 2021. The Board was complimented for its effective financial management during 2021, and for effectively handling the water supply crisis. 2021 financial results were approved unanimously.
6. The proposed slate of volunteers to be Board Members in 2022 was approved unanimously, including Roman Stefaniw, Jules Harvey, Ed Ward, Jim Meadows and Bryant Woods.
7. The vote for Jorge Aguilera to continue as Administrator was unanimous. Powers of Attorney were granted to Jorge Aguilera, the Administrator, and Robert Gilmore.
8. The 2022 Budget, including the Q3'22 dues increase for Seniority Bonus retroactive provision, was presented and proposed by Jules Harvey. The 2022 budget was approved unanimously.
9. JORGE AGUILERA was designated as the delegate to legalize the minutes of the Assembly.

The ordinary Owners Assembly was adjourned at 11:40 pm.

The owners moved on to **Ordinary Assembly of Servicios Amapas, A.C.**

In that there were no new members to be added to Servicios Amapas, the agenda for this session was effectively identical to the prior session, and was approved unanimously. The Ordinary Assembly was adjourned at 11:50 AM, February 21, 2022.