



**MINUTES OF THE BOARD MEETING OF THE GENERAL COMMUNITY OF
HACIENDA RIQUELME HELD 7th JULY 2017 AT RESORTALIA OFFICE**

The meeting started at 10:15am with the attendance of the following members of the Board:

ATTENDEES:

Name	Post
Gordon Hutchinson	Resort President
Wendy Walker (Video)	Phase 1 President
Mike Portlock	Phase 2 President
Rod Howarth	Phase 4 President
Ron Locke	Phase 5A President
Vivian Church	Phase 5B President
David Dwyer (Video)	Phase 6 President
Isaac Abad	Resortalia
Alberto Gómez	Resortalia
Pepa Pérez	Resortalia

REPRESENTED:

Name	Post	Represented by
Margaret Daniels	President Phase 7	Mike Portlock

AGENDA:

1. Minutes of previous meeting (30th May 2017).
2. Maintenance Project.
3. EMUASA.
4. 10th Anniversary.
5. PW Insolvency Proceeding.
6. Rubbish Collection and Street cleaning
7. Irrigation.
8. GNK.
9. Local Authority Land:
10. Phase 7 – Slope.
11. Planning Permissions.



- 12. Pool rules signs.**
- 13. Owners working parties.**
- 14. AOB.**
- 15. Date of next meeting.**

DISCUSSIONS AND AGREEMENTS TAKEN

1. Minutes of previous meeting (30th May 2017).

The minutes of the previous meeting were approved. The outstanding issues from the last meeting are already included on the Agenda of this Board meeting.

2. Maintenance Project.

- a. Painting:** The latest quote was only received the day before the meeting, so there was no time to study it in order to take a decision. The Board considered it would be best to have a private meeting with the building companies.

The quote included additional work to deal with the drip problem below the open balconies and the cleaning and pointing of the sills around the building. From the spreadsheet it wasn't possible to see how much was being charged for this work, so Ron Locke asked for the spreadsheet to be amended to include these items as 2 separate lines.

ACTION: The Board will review all the information provided by the architect and come back with questions.

WHEN: The w/c 17-07-2017.

ACTION: Alvaro to send out updated spreadsheets.

WHEN: The w/c 17-07-2017.

ACTION: Alvaro Lorente will be sending the original quotes (documents) sent by the constructors via e-mail to Gordon Hutchinson, Rod Howarth and Resortalia.

WHEN: The w/c 10-7-17.



- b. Lights for the pool steps:** After looking at the information provided, it was agreed to get more quotes.

ACTION: Resortalia will look for 2 alternative quotes which would include material and labour. Once the quotes are received Gordon will review and approve the most suitable one.

WHEN: As soon as possible.

c Path lights: Gordon Hutchinson explained that the path lights could be purchased cheaper from a different company. However, the question is whether the community wants to keep the same design or a different one.

There has been other suggestion about the way of installing them avoiding the concrete.

ACTION: There will be some samples brought from China.

WHEN: No date yet.

Hopefully this action can be done this year; however, further investigations need to be done.

3. EMUASA

The meeting for the Building Presidents in Phase 1 was called.

ACTION: The Board will produce a communication to be sent to all the owners once the Minutes are distributed to the 17 BP's affected.

WHEN: As soon as possible.

4. 10th Anniversary Celebration:

The update sent by Margaret Daniels was given by Gordon Hutchinson.

Related to the document presented to the Town Hall asking for permission to use their land for the party and also to cover the H&S issues, Alberto Gómez from the Legal Department said that there was no reply yet.



ACTION: Keep chasing the Town Hall.

The poster for the Anniversary has already been designed. Also, the suppliers working for HR have already started giving their donations for the event.

ACTION: Resortalia to remind those suppliers who have not replied yet about their donation.

ACTION: Resortalia to ask the suppliers giving donations to send their logos to finish the Anniversary posters.

WHEN: The w/c 17-07-2017.

5. PW insolvency process:

Resortalia reported that the Initial Report of the Judicial Administrator has been received, adding that all the credits (debts) communicated by Resortalia, on behalf of the GC and the EUCC, have been officially accepted in the same terms and amounts that they were communicated. Additionally, the debts arising after the Insolvency Proceeding started have been recognized as preferential.

They explained the content of the Report: information of the company, financial structure, etc. adding that the Judicial Administrators have already stated that the companies are not viable, so the end of the Insolvency Proceeding will be the liquidation (dissolution) of the companies.

They also reported that once the Court has dealt with the claims they will issue a report. After that the Judicial Administrators will have to present a Plan for the liquidation of the assets.

6. Rubbish Collection and Street cleaning:

The Rubbish Collection and Street Cleaning tender process started last week. The tender documents were sent to 5 different companies and a guided visit arranged for Wednesday this week. Only 4 companies attended the visit and have confirmed their intention to present their offers for the service. The deadline to present them in sealed envelopes is Tuesday 11th July. The bids will be open on Wednesday 12th July at 10:00am.



ACTION: Arrange a meeting with the Board Members interested in attending to open the bids.

WHEN: Wednesday 12th July at 10:00 am. **Done**

7. Irrigation:

Readings as of 30-06-2017. *Attached to the Minutes you can find the following documents:*

- *The daily meter readings updated as of 30-06-2017.*
- *The water usage comparison as of 30-06-2017.*
- *The costs of the irrigation water 2016 vs 2017 updated as of 30-06-2017.*

The issue about the lack of water from ACUAMED was discussed. There is already an alternative plan to take water from GNK (Golf Course) in order to avoid damages to the gardens due to the high temperatures.

ACTION: STV to coordinate the irrigation with GNK when necessary.

WHEN: As soon as STV considers it necessary.

It was mentioned that the Mosquito Fumigation is done on Friday nights, every two weeks. Due to the lack of availability of our normal irrigation water supply and high temperatures, STV and Control Natural de Plagas are coordinating with each other in order to ensure the irrigation is always done before the fumigation. It means that the Pest control company will be fumigating the areas once they are irrigated. If it was done the other way around, the fumigation would not be effective.

There were also comments about people closing the taps and valves of the irrigation system on their areas. A communication had already been sent from the Board to all the Owners.

ACTION: Resortalia to keep including this info on their weekly report.

WHEN: On a weekly basis during the summer season.



ACTION: Gordon Hutchinson to remind the owners in the next Resort President Newsletter.

WHEN: As soon as it is produced.

8. GNK:

There was a meeting with Enrique Herrero related to the areas that belong to the Golf Course but which we would like to see improved, such as the area at the bottom of phase 6.

ACTION: There will be a visit with Enrique Herrero and his marshal in order to have a look at the different areas that need to be improved.

WHEN: The w/c 10-7-17.

9. Local Authority Land:

Local Authority Land outside of the Resort: There are some complaints about the state of the roundabout outside the complex on the way to Sucina:

ACTION: Resortalia to arrange a meeting with the Mayor of Sucina in order to discuss this and other areas, such as the cycling path going to Sucina.

WHEN: As soon as the Mayor is available.

Local Authority Land inside of the Resort: There have been comments and complaints from owners about the natural trail that runs from Phase 4 alongside Phase 2 and 6 between the Golf Course and the Perimeter Fence. Parts of it are fine but other parts look like they have suffered in the rain and with vehicles using it.

ACTION: Resortalia to confirm whether this natural trail is Local Authority Land or Golf Course so that the Board can consider possible solutions.

WHEN: Done. As per the urban plans it is LA Land.



10. Phase 7 slope:

Resortalia has been looking for Civil Engineers in Murcia and also in Alicante. A guided visit has been arranged for Wednesday 12th July at 11:00am. It will be with the aim of showing them the area so that they can send their bids for the work.

11. Planning Permission:

- a. Request from an owner in Egeo 40, 2A to install a roof over the pergola to isolate it from the hot and cold temperatures: The Board unanimously rejected the proposal due to the fire risk involved.

12. Pool Rules Signs:

A discussion about the pool rules and their implementation took place. The new pool sign design was also reviewed and agreed. It would be double sided and there would be one per pool gate. Those pools with more than one gate will have as many signs as gates.

ACTION: Resortalia will send the final format of the pool sign design to Atlantir so that they can start producing them.

WHEN: Done.

ACTION: The Board to produce a communication in order to send out to all the owners.

WHEN: The w/c 17-07-2017. **DONE 17.7.17**

13. Owner working parties:

Gordon Hutchinson stated that it would be good if the owners and volunteers in HR could create different groups for different tasks such as painting small items such as benches, or doing gardening tasks.

All the Board member considered that it was a great idea. All these groups could be managed from the Information Office.



ACTION: The Board will produce a communication to all the owners asking for volunteers for the Gardening group and also the painting (benches) group or any other different simple maintenance tasks.

WHEN: As soon as possible.

14. AOB:

- a. **Fire Policy:** There have been comments and discussions on the forum about the fire policy and risks involved in the buildings in HR. It was stated that each Sub-community can have the rules they want as it is nothing to do with the General Community. However, there will be a communication produced by the Board with some info.

ACTION: Resortalia to send all the info the Administrator has to Ron Locke so that a communication can be produced.

WHEN: Done.

ACTION: The Board to produce a communication which will be sent to the BP's with the evacuation plans.

WHEN: On-going.

- b. **Properties with no access, causing damages to other properties:**

This is a situation where a property is being damaged by something happening in another apartment, e.g. a water leak. Sometimes it is impossible to contact the owner of the property causing the damage. In relation to gaining access, without the express permission of the owner of the property causing the damage, Resortalia clarified that the Community has to be very cautious. According to the Spanish Constitution, "the domicile has the character of inviolable" (the property cannot be trespassed on), so only a resolution from the Court, or the action of the Police, can give access to the property

- c. **Fence in Phase 4:** There is an apartment in Phase 4 with a high metal fence installed in the private garden area. Resortalia informed that an e-mail has already been sent to the owner asking them to remove it.



Update: Resortalia has already been contacted by the tenant who is applying for permission to install a wood fence following the terms and conditions of the Guide for the Apartments Modifications.

15. Date of next meeting.

The next Board Meeting will take place on Thursday 21st September 2017 at 10:00am Spanish time.

The meeting finished at 12:15pm