

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

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

ATTENDEES:

Name	Post
Nigel Bradbury	Resort President
Gordon Hutchinson	Phase 3 President
Vivian Church	Phase 5B President
Colin Archer	Phase 6 President
Michael Corke	Phase 7 President
Isaac Abad	Resortalia
Pepa Pérez	Resortalia

AGENDA

1. Minutes and matters arising from the meeting on the 12th March
2. Debtors report
3. Debtors Policy
4. Gardens
5. Planning
6. Golf
7. Security
8. EUCC AGM
9. Builders guarantee update
10. Phase 7 Issues
11. Low Voltage maintenance in the garages with
12. Rubbish containers. Tender Process
13. Lifts OCA. Specific Inspections to be carried out every 5 years.
14. Pergolas: Owner requesting they are treated and painted
15. AOB

AGREEMENTS

1. Minutes and matters arising from the meeting on the 12th March.

There were no outstanding matters from the last meeting.

2. Debtors report. (Report provided by Michael Corke)

Michael updated the committee on progress with recovery actions. A report for all owners will be issued in May and quarterly thereafter.

Also it was said that Mr Montoya has been appointed as the lawyer in charge to sue debtors in Spain after the resignation of Abad & Asociados. Some cases from the UK have been passed over to the new Recovery Agency CCCR.

Resortalia stated that there are some actions related to debtors that from now are up to the Lawyer to carry out such as asking for Nota Simple, Land Register Certificates, Burofaxes to debtors, Power of Attorney, etc. After a change of impressions it was agreed that Resortalia to contact directly with Mr. Montoya in order to agree how to proceed on these matters and inform back the Committee. Resortalia asked that according with the agreements taken previously by this Committee; they should be present when arrangements with Recovery Agencies take place in order to be aware of the conditions agreed and avoid discoordinations.

Related to the measure to cut TV to the debtors, this action will not be taken following Michael Corke instructions until the new updated list is issued. It is due to the fact that the Community does not want to be charged with 60 € per cut if the debtor is not having the service at the moment.

3. Debtors Policy

Nigel & Michael are working on an updated debtor policy which will be sent to the committee for discussion before being sent to Sub-community Presidents to give them the opportunity to agree to the General community pursuing debts on their behalf and to follow General Community recommendations regarding legal action against debtors.

4. Gardens (Report provided by Vivian Church)

Replanting Schedule - Following an inspection of the borders at the front & sides of buildings & pools, STV have started a replanting schedule to replace dead plants. Over 1,300 new plants are being provided by STV & the work will be completed In the next few weeks. The new plants will take time to become established & we ask owners to take care & use paths rather than take short cuts through newly planted areas. Special care should be taken around the newly planted Oleanders leading to the pool in Phase 5B.

Many owners have requested additional planting as they feel this improves the look of the resort. Plants can only be placed around existing irrigation systems & must be paid for out of

building funds or by owners. STV can advise on suitable plants & provide quotes & also advise on species suitable for atriums inside buildings. Please contact Viv Church on Ext. 8406 or Resortalia for further information.

Gravel in borders helps to retain moisture & STV will provide this at €7 per square metre,

Irrigation system has been checked & new decoders are being fitted where necessary. Given the high cost of irrigating the resort can owners be 'water aware' & report water leaks, excessive watering or large areas of pooled water to Resortalia or Security. Don't assume your neighbour will report it.

Recovering Grass Areas - STV have identified a number of bare grass areas around buildings & will shortly be commencing work to rectify these areas after the decoders have been fitted. With increased temperatures it's inevitable bare patches of grass will appear & STV will do their best to deal with these areas & use water wisely.

Pergola Plants - Some climbing plants are not doing well because of compacted building material in borders. STV will remove & replace with topsoil & test four different vines in two pergolas in Phases 1 & 2 to observe which species grow better for future plantation.

Water Pressure Valves - We've investigated the use of pressure valves to detect leaks but it appears sensors are only effective in pipes with constant water pressure. In our irrigation pipes we have variable water pressure so the valves would shut down & not be a suitable option for us to use to detect leaks.

El Valle used a more effective method of detecting leaks by means of ultrasound. The work had to be done at night as the noise made by people & traffic may disturb the measurement. The cost of finding the leaks in El Valle using ultrasound was €13,000 & this price included the repair of valves. The cost depends to a large extent on the labour & repairs done as it takes quite a lot of time to check the entire network. STV are going to get two quotes from two different companies & this will give us some idea of what the cost would be to carry out the work at HR.

Local Authority Land at Phases 4, 6 & 7 - I have been contacted by Phase Presidents regarding the state of the local authority land facing their apartments. STV will provide an economical quote with suggestions for low water maintenance planting.

Main Entrance Sign & Borders - The wall & border on the left hand side before entering the resort needs attention. Resortalia will obtain quotes for re-painting the wall & STV will provide a quote for planting to give a splash of colour & brighten up the borders.

It is unanimously agreed by the attendees to start the tender process for the gardening contract before summer. Nigel Bradbury, Michael Corke & Vivian Church will be in charge of doing the request for proposal to be sent to the different gardening companies.

5. Planning

Owners will be reminded via the Resortalia Weekly Report about the planning applications to carry out any kind of aesthetical changes.

Gordon Hutchinson sent a Draft about the new procedure related to applications and aesthetical changes. The members of the Committee will send him their comments in order to make a final document to be published.

6. Golf (Report provided by Colin Archer below)

The main concerns for March/April were the water level in lakes. We had officially asked IRM/Selprats for a statement regarding their plans for returning the water levels in the lakes on the HR golf course to previous levels. Currently the majority of the lakes on the golf course is very low and looks unsightly. Similar discussions in previous meetings last year with IRM/Selprats have indicated that the substantial cost of water would prohibit the re-filling to their original levels. They stated previously that they were working on a plan to rectify the situation, but have not yet shared that with us.

There was recently a positive move which suggested that a plan for the lakes had begun – the water level in the main lake was filling to previous levels creating much excitement – but this seems to have been a false dawn as the level in the other lakes has remained low, even lower in some than before. It would appear that the course now needs watering after its 3-4 month dormant period of the grass and that is probably the reason for the main irrigation lake to be filling to achieve this.

We have now requested a meeting with IRM/Selprats to discuss this specific issue, amongst others..e.g Footpaths between 11,12,13 and 14 holes across Council land, the usage, security and screening of the machinery compound, re-planting of areas and additional signage for the toilets.

Ongoing improvements to the course....

New sprinkler heads.... IRM/Selprats are gradually working to replace and re-site every course sprinkler head with more water-efficient models and provide better overall coverage of spray and reduce water usage.

Course markings For those who have played the course recently you may have noticed a series of red and blue dotted line markings around the fairway, the fairway edges and greens. It is understood that these will enable the current fairway area to be better separated to follow the original design of fairway and first-cut rough, which we used to have, and also allow for neater trimming of course edges to be done. This will enhance the visual appearance and definition of the course and tidy up the unkempt edges.

7. Security

A discussion took place about the recipients of the security report. It was agreed that security reports are only issued to the President and the committee members looking after security.

Michael is looking after the security team and the security systems, and Ron is carrying out a statistical analysis which will provide useful information when contract negotiations begin later in the year.

Also it was said that the security system is fully operative and working correctly.

8. EUCC AGM

After checking with Professor Santiago González Varas, he has stated that it would be counter – productive to hold any meeting of the EUCC. He considers that due to the fact that the Community is challenging the “recepción” any meeting could be considered as a tacit acceptance of the “reception”. Amongst other things, in a General Assembly of a EUCC the Town Hall (the other party in the judicial claim) would have to be called as part of the EUCC.

9. Builders guarantee update

About the question of the guarantees, he stated that the Community has no power to request the execution, due to that is a power of the Town Hall. We will have to wait the Court Rule: If the Community wins and the Court Rule establishes that is necessary to do works and these are not carried out, in that moment we will be able to request the execution of the guarantees.

10. Phase 7 issues:

- a. **Lifts:** It was unanimously agreed to go ahead and waterproof the lift from Atlántico 4 using a new product from a company call “Solradiant”.
- b. **Workers Compound:** It is going to be requested to ask STV to look for an alternative to properly screen the workers compound area.
- c. **Flood lights:** It is agreed to remind PW if the flood lights can be removed.
- d. **Sport Area:** It is requested to ask PW to do a proper maintenance of the area as it is full of weeds.

11. Low Voltage maintenance in the garages with 25 or more than 25 parking spaces

After reviewing the information and offers sent by Resortalia to the Committee, it is agreed to recommend to the Sub-community Presidents the following:

- a. Annual maintenance contract for the low voltage in garages with 25 or more parking spaces to arrange with the company called Pizarro at the cost per garage of 59, 29 € VAT included.
- b. Inspection to be carried out every 5 years of the garage with the same characteristics to arrange the contract with the company call ATISAE at the cost per garage of 43, 56 € VAT included.

12. Rubbish Containers.

The second quotation has not been received yet. When it is received the information will be sent to the Committee via e-mail so that a decision can be taken.

13. Lifts OCA.

After reviewing the information and offers sent by Resortalia to the Committee, it is agreed to recommend to the Sub-community Presidents the company call ATISAE at the cost of 33, 88 € VAT included per lift to carry out the obliged inspections that has to be done every 5 years.

14. Pergolas.

Due to the health and safety risks the Committee disapproved that the owners carry out any volunteer jobs related to the painting of the pergolas in the communal areas.

15. AOB

Fountains: It is agreed to connect only the main fountain now that the irrigation system is working 24 hours.

Pool Lights: It is agreed to get the pool lights connected from 1st May 2013.