



**MINUTES OF THE BOARD MEETING OF THE GENERAL COMMUNITY OF
HACIENDA RIQUELME HELD 18th JANUARY 2018 AT RESORTALIA OFFICE**

The meeting started at 10:00am with the attendance of the following members of the Board:

ATTENDEES:

Name	Post
Gordon Hutchinson	Resort President
Wendy Walker	Phase 1 President
Mike Portlock (Zoom)	Phase 2 President
Ron Locke (Zoom)	Phase 5A President
Vivian Church	Phase 5B President
David Dwyer	Phase 6 President
Margaret Daniels	Phase 7 President
Isaac Abad	Resortalia
Alberto Gómez	Resortalia
Pepa Pérez	Resortalia

AGENDA:

1. Minutes of previous meeting (22-11-2017).
2. Contracts.
3. Performance targets.
4. Maintenance Project.
5. Website.
6. Golf.
7. Irrigation.
8. Planning Committee.
9. Any other business.
10. Date of next meeting.



DISCUSSIONS AND AGREEMENTS TAKEN

1. Minutes of previous meeting (22nd November 2017).

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

- **Rubbish containers:** Vivian Church informed that she had contacted Peter Hutton from La Torre about the bins & he stated they will be reviewing the situation in October but at the present time they do not have any bins available.
- **Road markings – reply from the Town Hall:** A technician from the Town Hall has informed us that they would be appointing the company to do the work. The Community would have to let them know of the worst areas, which would be done first.
- **Pool contract** – The pool company did not agree with the penalty being included in the contract related to the Performance Targets. It was agreed by the Board that the penalty has to be kept. The other option would be a clause for the cancelation of the contract.
- **Pool 6-2:** The quote to repair all the area around the pool has not been received yet.
- **5 years finance plan:** It was agreed by all the Board that the document will be shared with all owners in a communication from the Board but that a more explanatory narrative would be attached.

WHEN: Before the 2018 AGM.

2. Contracts:

a. Street cleaning, rubbish collection and gardening:

There has been a meeting relating to the new contract. STV have proposed a few changes to the new contract, which have been discussed with the Board.

ACTION: The Board agreed all the conditions and terms, so Resortalia will produce the final version of the new contract in agreement with STV.



WHEN: This same week as the contract has to be signed.

b. Resortalia:

The terms and conditions of the contract with Resortalia have been reviewed by Gordon Hutchinson during the last 4 months. A few aspects of the agreement were discussed and agreed by the Board.

The voting took place and all the Presidents agreed with the content of the contract.

ACTION: Resortalia will finish with the wording of the document to be signed.

WHEN: This same week.

3. Performance targets:

All the targets have been agreed by the Board related to the main 4 suppliers in HR:

- STV (Gardening, street cleaning and rubbish collection)
- Atlantir (Pools)
- Vigilant (Security)
- Resortalia (Administrator)

ACTION: Resortalia will hold meetings with the suppliers to review their 2017 performance and set the targets for the current year.

WHEN: Within February.

4. Maintenance Project.

a. Building Painting: the feedback related to the buildings that have just started to be painted is very good. There is a big improvement in planning by this company compared to that done by companies that did the trial buildings in 2017.

b. Underground rubbish containers: STV has presented an updated report with the list of units to be repaired and those which are in the worst condition. There is a line on the EUCC Budget for this item. The idea is to



plan the work to be done over the next 3 years. The units in worst conditions will be done in 2018. Gordon Hutchinson to discuss and negotiate with STV as soon as possible.

- c. Slope Phase 7:** A meeting with the company of the new project on the Slope of Phase 7 (Ad – Hoc) was held the day before the Board meeting. The topographic study was shown and the proposed project will be presented now to the Town Hall of Murcia. The idea is for a channel all along the roadside below the slope, with big tanks to collect the solids (mud). As the work and permits would depend on the Town Hall of Murcia, it is not possible to know whether the works will be completed within 2018, or if it would have to be split to do part in 2018 and the second part in 2019. An owner from Phase 5A is an engineer experienced in this type of work is going to look at the first set of plans next week and report back to Margaret Daniels.

5. Website:

New details were given about the new website of the community of owners. The initial expenditure was agreed. No timeframe is available yet.

6. Golf Course:

Mike Portlock informed that GNK had confirmed that last Thursday they had acquired the Golf Courses of El Valle and Hacienda Riquelme.

7. Irrigation:

Readings as of 31-12-2017. *Attached to the Minutes you can find the following documents:*

- *The water usage comparison as of 31-12-2017.*
- *The costs of the irrigation water 2016 vs 2017 updated as of 31-12-2017.*

8. Planning Committee:



The last draft of the Guide for Apartment's Modification was sent via e-mail to the Board. The Board will keep on dealing with this via e-mail until the final document is issued.

ACTION: David Dwyer will keep on working in order to put all the changes together in the same document, so that it can be presented at the AGM in March.

WHEN: Within February.

There will be a Planning Committee, which will be formed by David Dwyer and Margaret Daniels. Their main aim would be to make sure that the rules are followed. It should be noted that the Board cannot authorise any changes that have not been agreed at an AGM. They can only make a recommendation. Any owners, who carry out work that is not authorised in the document stating what is allowed, will be taken to court if they refuse to remove the changes.

Below are the planning requests which were discussed:

- a. **Atlántico 178, 2B:** After a long discussion the Board agreed that the owner must be requested to do the following:
 - a. Railing: The owner has to fit it back to its original position.
 - b. Glass: can be left there inside of the railing.
 - c. The corners on the balcony wall have to be put back.
- b. **Indico 51, 2A:** After a long discussion the Board decided to take it to the AGM in March, as this has to be voted by the owners also. This change would have the Board support.
- c. **Atlántico 8, 2A:** The Board agreed to request the owner to get a report from an independent architect to confirm that the weight of the proposed roof would not be a problem for the structure of the building. Once it is received, the item will have to be voted on at the AGM in March.
- d. **Atlántico 16, 2A:** The Board unanimously rejected the structure fitted on the terrace of this property. The owner will be contacted with a request to remove it within a month of the notification.
- e. **Atlántico 210, BC:** The Board decided that the problem with the noise was not a Community issue. Therefore, any legal action would have to be taken by the owner who has made the complaint.



- f. **Indico 35, 1C:** Opaque window. The Board reviewed this request and finally decided that only clear glass is allowed. The request to fit an opaque window was rejected.

9. Any other business.

Wendy Walker as Phase 1 President requested information about the project to discharge the salty water into the Golf Course.

Resortalia will chase the architect and keep the Board informed.

10. Date of next meeting – 7/03/2018 Pre-AGM

The next Board Meeting will take place on Wednesday 7th March 2018 at 10:00am Spanish time.

The meeting finished at 12:56 pm.