



**MINUTES OF THE BOARD MEETING OF THE GENERAL COMMUNITY OF
HACIENDA RIQUELME HELD THE 29th JANUARY 2020 AT RESORTALIA OFFICE**

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

ATTENDEES

Name	Post
Gordon Hutchinson	President of the Resort
Wendy Walker	President of Phase 1
Mike Portlock	President of Phase 2
Rod Howarth (Video)	President of Phase 4
Ron Locke (Video)	President of Phase 5A
Vivian Church	President of Phase 5B
John Barr	President of Phase 6
Margaret Daniels	President of Phase 7
Isaac Abad	Resortalia
Alberto Gómez	Resortalia
Pepa Pérez	Resortalia

AGENDA:

1. **Matters arisen from previous meetings.**
2. **Planning – Aesthetics – Skips.**
3. **Workers compound – Phase 7 Slope.**
4. **Loss of roadside gravel in storms.**
5. **PW Debt.**
6. **Surveys – Need a new volunteer.**
7. **Webpage & Privilege Cards.**
8. **Facebook posts on a Terrazas public website.**
9. **Facebook to replace forum.**
10. **Dog Fouling.**
11. **Any other business.**
12. **Date of next meeting.**



DISCUSSIONS AND AGREEMENTS TAKEN

1. Matters arisen from previous meetings:

El Cason Garden Wall - Archaeologist: The garden wall surrounding El Cason is in a very poor condition. As it is part of a listed building we must have a report done by a qualified archaeologist. Despite requesting him to do this several weeks ago, we still haven't had the report. Resortalia will contact him again in order to get the report done before March 2020.

The Addition of Roofs to Open Atriums: Resortalia are working on a communication with regards to open atriums having a roof put on to cover them. They are currently studying a report from Alvaro Lorente, Architect, to enable them to do this.

2. Planning – Aesthetics – Skips:

The procedure for the usage of skips was discussed and approved at the AGM held just before the Board meeting. Ron Locke has documented and prepared a communication to go to all owners.

ACTION: Resortalia to translate and send to all owners.

WHEN: 10.2.20

3. Workers compound – Phase 7 Slope:

As we still have some problems with the work that was done in this area, Margaret Daniels, Phase 7 President, informed the Board that there was a meeting with the architect and the contractor. The minutes of the meeting, with the actions to be taken, was sent to the 2 parties involved who had agreed that they would respond with their comments.

ACTION: The Board agreed that since there is no news yet, the Legal Department of Resortalia will be contacting them formally via e-mail.

WHEN: The week commencing 3rd February.

4. Loss of roadside gravel in storms:



This point was also discussed during the AGM of the General Community as it had implications for the annual budget.

Ron Locke had produced a problem definition document with different possible solutions. The solutions will need further investigation and costing.

ACTION: The Board and Resortalia to investigate the proposed solutions.

WHEN: During the year 2020.

5. PW Debt:

RESORTALIA reported that all the debts that the Complex is communicating with PwC (Judicial Administrator) about are being accurately reflected in its Reports but, as has been communicated at previous meetings, the possibility of receiving money from PW is almost non-existent.

RESORTALIA reported some judicial issues with the proceeding: PW is trying to challenge the Judicial Administrator for a conflict of interests (arguing that PwC has defended or has been part of the Board of some of the creditors).

Also, the PW lawyer has left and is no longer involved, so PW will need someone else to replace him.

6. Surveys – Need a new volunteer:

Ron Locke told the meeting that we need a new volunteer to help him with the production of our annual surveys which we carry out in October and November each year.

ACTION: Ron Locke will draft a communication from the Board asking for a volunteer to help. Anybody interested will have to reply to survey@hrqr.es

WHEN: Early February.



7. Webpage & Privilege Cards:

Sharon Seed is working with John Slater and Tim Baily on some changes to our website. She is doing a good job of making changes to the website to make it easier for the owners to use it. Changes will be implemented early in February and they will go live by the end of February.

There was a question about the ownership of the website. The domain has recently been renewed so it belongs to the Community.

ACTION: There will be a communication from the Board to all the owners.

WHEN: As soon as the website goes live.

ACTION: Study the proposal for further maintenance of the website and decide on the way forward.

WHEN: Within the following 2 weeks. *On – going.*

Privilege Cards: After a long discussion the Board agreed by a majority to go ahead with the new privilege cards. The cost of approx. €500 would be paid for out of community funds, although we may be able to get it cheaper.

ACTION: Get quotes to get it done at the cheapest cost.

WHEN: During February.

8. Facebook posts on a Terrazas public website:

It has been brought to the attention of the Board that two of our Building Presidents have been posting derogatory and inaccurate comments about the Board and Resortalia on a public Terrazas de la Torre Facebook site. The Board believe this is inappropriate behaviour by people in a position of authority on the resort and could be damaging to the resort.

Ron Locke wrote to the Presidents in question on 21.1.19, copied to the Board, and said:

“The criticisms you recently made about the Board on the Terrazas public website have been brought to my attention. I hope you agree that a public



website, not connected to HR, is not a suitable place for such a document and I respectfully ask you to remove it”.

Ron has not had a reply, but they mentioned on the Terrazas website that they had sent his email to their solicitor. At the time of the meeting the post had not been removed.

9. Facebook to replace forum:

It has been noticed that the Forum is not used much. It was suggested that we should consider using Facebook instead. A Community Facebook page would be a secure and private area only for owners of Hacienda Riquelme. Friends or relatives of owners will not be allowed. There might be an exception for people on long term rentals. John Barr and Sharon Seed are currently working on building and testing it. It is the aim to make it look and feel like a Forum.

10. Dog Fouling:

Owners are very concerned about those owners and/or renters with a dog that do not comply with the rules about dog fouling. Security has been issuing warnings and fines.

ACTION: Resortalia will include information in the Weekly Report about warnings and fines given to owners who are guilty of breaking these rules.

WHEN: From the first week of February 2020.

The Board also discussed how we raise the profile of the problem to ensure dog owners do not continue to do this. It was decided to purchase signs warning people to pick up their dog's mess and drawing their attention to the penalties if it isn't done.

ACTION: There will be signs placed around the resort and in buildings.

WHEN: During the first half of the year.

11. Any other business.

Damaged lift in Cilantro 1: It was decided to issue a Denuncia related to the damage to a lift caused by an owner in the building. Resortalia, on behalf of the Community, will also send a burofax to the owner who caused the damage.



Speed signs and others: It was agreed to present a request to the Town Hall about the following issues:

- Speed signs.
- Road marks.
- Disabled bays at El Cason

The request will also include, once more, the sunken area at the roundabout just outside the resort.

Caravans and mobile Homes: Security is managing this issue very well.

Irrigation water: Due to the water restriction suffered by the Community from the desalination plant for the last 2 – 3 years, there will be an investigation into the possibility of building a reservoir somewhere in the Resort in order to take advantage of the rain we get. The Community will also investigate the possibility of accessing our entitlement to 11% of the water from the HR the recycling plant.

12. Date of next meeting (Pre-AGM) – Tuesday 17th March 2020 – 10:00am
Spanish time.

The meeting finished at 13:00pm.