



MINUTES OF THE ANNUAL GENERAL MEETING OF THE GENERAL COMMUNITY OF THE PRIVATE REAL ESTATE COMPLEX "HACIENDA RIQUELME GOLF RESORT" HELD ON TUESDAY 8TH FEBRUARY 2022

The meeting, chaired by the President of the General Community, Mr. Gordon Hutchinson, began at 14:00p.m. on second call with the following

ATTENDANTS

- ✚ Mr Gordon Hutchinson, President of the General Community and Phase 3.
- ✚ Mrs Wendy Walker, President of Phase 1.
- ✚ Mr Michael Portlock, President of Phase 2.
- ✚ Mr Richard Deeley, Chairman of Phase 4.
- ✚ Mr Bernard Loughrey, President of Phase 5A.
- ✚ Mrs Viv Church, President of Phase 5B.
- ✚ Mr John Barr, President of Phase 6.
- ✚ Proxy vote Mrs Lydia Molineux, President of Phase 7, to Pepa Pérez.

The self-administration team was represented by Pepa Pérez Lozano.

Acting as Secretary: Mr Gordon Hutchinson.

Representing the law firm MS-Legal was Mr Manuel Sánchez.

As advisor to the Community on finance, Mr Paul Sawyers.

AGENDA:

- 1. Review and approval of the 2021 budget Reconciliation of the General Community from 1st January 2021 to 31st December 2021.**

The Board reviewed point by point all the budget lines of the 2021 budget reconciliation of the General Community of Hacienda Riquelme.

Attached to these minutes is the Financial Report of the General Community of Hacienda Riquelme and a document explaining each line of the report.



However, one point to note from the above is:

- **Line 6 - Electricity:** The annual expenditure in 2021 is remarkably close to the budgeted amount. This would not have been the case, and there would have been a large overspend, if we had stayed with Iberdrola as energy costs have soared up in price this year in Spain as well as other countries. The Resort President and the self-management team managed to change all the contracts from General Community to Hola Luz through the company Mariposa Energy.

Once all the budget lines of the 2021 budget reconciliation had been reviewed, the item was put to the vote, approved by a majority of the Phase Presidents with the abstention of the President of Phase 7.

2. Review and approval of the 2022 General Community Budget from 1st January 2022 to 31st December 2022.

The Board reviewed point by point all the lines of the Budget of the General Community of Hacienda Riquelme for 2022.

Attached to these minutes is the Financial Report of the General Community of Hacienda Riquelme and an explanatory document for each budget line of the report.

However, from the above, the points to be highlighted are:

- **Line 1 - Landscaping:** As all owners will be informed in a general communication, it has been decided to postpone the landscaping project to October 2022. Line 1 therefore includes 10 months of the cost of the current contract and 2 months based on the cost of the possible new project (November and December 2022).
- **Line 2 - Landscaping GNK:** The line referring to the cost of landscaping in the GNK areas is deleted as the project will be delayed.
- **Line 12 - Self-Administration:** A Board member (Richard Deeley) and David Dwyer (President of Jengibre 5 in Phase 1) have been working on a report regarding the workload of the self-administration team including the level of emails received. After an exchange of



views, it was unanimously agreed to increase Fayza's working hours to full time. Fayza started working part-time for the community to assist the self-administration team in keeping up to date with bookkeeping and other areas where necessary. She has proven to do a very good job both in customer service and in supporting the accounting department, debt collection, etc.

- **Line 14 - Telephone and Internet:** Due to the termination of the contract with A2Z Telecommunications on 8.06.2022, there will be a communication to all neighbours with all the details and information.

After making the corresponding adjustments to the budget presented for 2022 at the meeting, a vote was taken and approved by majority of the Phase Presidents, with the President of Phase 7 voting against.

It is requested that it be noted that:

- **In 2022 there is a reduction in the budgets of the General Community and the Urban Entity together of 1.34%. For the individual Building Budgets this percentage will vary up or down depending on the participation of each building in these budgets (lines 1 & 2 of the budget of each building). Thanks to the contribution of the self-administration team for this achievement.**

Note: The budget of the Urban Entity for 2022 is subject to approval by the Building Presidents at the EUCC Assembly in March.

3. Decisions to take to approve the management of the online bank account (current and saving accounts of the General Community of Hacienda Riquelme) with double signature.

After an exchange of views by the attendees, a vote was taken and the double signature for the management of the online bank account was approved unanimously by those present and represented. It was agreed that the double signature be that of Mr Gordon Hutchinson as President of the General Community and Mrs Viv Church as Vice-President of the General Community.



4. Decisions to take to create an online banking user solely to review transactions and bank statements (current and saving accounts of the General Community of Hacienda Riquelme).

After an exchange of opinions by the attendees, the vote was taken and approved by the majority of the Phase Presidents, with the abstention of the President of Phase 7, the creation of a channel user in the name of Josefa Pérez Lozano solely to verify and review transactions and bank statements (current and savings accounts of the General Community of Hacienda Riquelme), with the telephone number for the reception of codes being 628 43 55 23.

5. Any other business.

There being no questions or business, the meeting was adjourned at 16.32pm on Tuesday, 8th February 2022, and these minutes, certified by the Secretary-Administrator and countersigned by the Chairman, were taken.

SECRETARY - ADMINISTRATOR

PRESIDENT

*Please note that these are not the official Minutes of the Annual General Meeting but a translation of the official document.