



MINUTES OF THE BOARD MEETING OF THE GENERAL COMMUNITY OF HACIENDA RIQUELME HELD ON FRIDAY 23RD DECEMBER 2022

The Board meeting chaired by Richard Deeley as Resort President was held in the HRGR Admin office on Friday 23rd December 2022 at 9.00am.

ATTENDEES

Name	Post	%
Richard Deeley	President of the Resort and Phase 4	10,70
Steven Nicholson	Phase 1 President	20,50
Nigel Smith	Phase 2 President	17,90
Philip Kirwan	Phase 3 President	9,10
Brian Headley	Phase 5A President	7,17
Félix Pérez	Phase 5B President	9,90
Patrick Flynn	Phase 6 President	5,31
Shaneen Benson	Phase 7 President	15,30

Manuel Sánchez from MS-Legal attended the meeting.

Pepa Pérez acted as Secretary of the Meeting.

AGENDA AND DISCUSSIONS TAKEN

1. Landscaping project - Feedback from the building EGMs.

Information on the voting of the owners attending or given the proxy vote for the Buildings EGMs in relation to landscaping was sent to the Phase Presidents prior to the meeting.

Once the EGMs have been held, the name of the company that has developed each design can be provided:

- Yellow Project - STV Gestión.
- Green project - Burgos y Garrido.
- Blue project - Jardines del Sur.



According to the result of the voting, the yellow design would be the most voted option among the 3 designs.

The summary of the results can be found in the chart below:

Apartments in HR	1864
Owners attending and given proxy vote	490
Votes for the Yellow design	276
Votes for the Green design	87
Votes for the Blue design	39
Votes against the 3 designs	88

In relation to the new situation of the community regarding the temporary water concession for the irrigation of the green areas, the Community's lawyer, Manuel Sánchez, has reviewed all the facts and the legal advice we have received is that from the moment the Community has water to irrigate, there is no consistent basis to go ahead with the low irrigation landscaping project that the community has been working on.

That is why the Board unanimously agreed to suspend the project indefinitely with immediate effect. Following the legal advice received, the Board can now revert to maintaining the Resorts gardens.

All documentation related to the project will be kept in case circumstances change in the future, in which case the Board would restart the project through the implementation of the yellow design as the result of the voting in the buildings' EGMs.

This change also means that the owners will not have to contribute to any levy in relation to this landscaping project.

Below is the summary of the MS-Legal' advice:

“The Water Authority has authorised the temporary annual concession of 229,078 m³ of irrigation water in favour of the Hacienda Riquelme Golf Resort. This authorization is effective until the definitive concession of water from the Valdelentisco desalination plant is granted – HRGR has applied for definitive rights in that process-.



Previously and due to the lack of water to maintain the common element “landscaping”, the legal point of view was that the decision to maintain the landscaping as a common element, and to avoid its loss could be made by the Board of the General Community, voting by majority, according to article 10.1.a of the Horizontal Property Law.

Now that there are sufficient irrigation rights to maintain the gardens and landscaping the decision cannot be taken under that same article.

As long as there is irrigation capacity to maintain the gardens, and these are in a reasonable condition, the change of the landscape would constitute a modification of the constitution title, and as such it would require the unanimous decision of the owners according to art. 17.6 of the Horizontal Property Law.”

Bernard Loughrey, Project Manager of the landscaping project, joined the meeting and he was informed of the current situation.

He was thanked for the huge amount of work and great effort he has put in this project.

Water concession: Prior to the temporary water concession by CHS (Confederación Hidrográfica del Segura), Pepa Pérez, the Administrator of the General Community of HRGR, requested a meeting with the President of the CHS. The same day that we received the notification of the temporary water concession, Pepa was contacted by the President's Office accepting the request for a meeting.

Below you can find the link of the press release published on the CHS website. It has also been shared in Communication 157 sent on 28.12.2022.

<https://www.chsegura.es/es/confederacion/prensa-publicaciones-y-difusion/noticias/El-presidente-de-la-CHS-mantiene-una-reunion-con-representantes-de-la-urbanizacion-Hacienda-Riquelme-Golf-Resort/>

The President of the CHS, Mr Mario Urrea, and the Water Commissioner of the CHS, Mr Francisco Javier García received Pepa Pérez (GC Administrator), Brian Headley (Phase 5A President) and Mr José Alarcón (supporting HRGR on the water matters).



At the meeting with the Board, Pepa explained that the Community must focus on finding a place where to store water for the irrigation. She is already working on the different options. There is not much that can be said at this stage.

2. STV contract: Updated proposal from STV for the new 3 years contract.

After a debate of the Board related to the updated proposal presented by STV for the new 3 years contract, the following points were voted by the Board:

- To continue with the negotiations for a new 3-year contract with the relevant Board members and STV
- Not to go to tender – due to the outstanding amortized debt of 75.000€

The Board agreed by unanimity the 2 points above.

3. Repair works - Information Centre.

A new quote from a different contractor (JH Properties) was presented at the meeting related to the necessary repair works in the information centre.

It includes the following actions:

- To repair leaks in the lower and higher roof sections.
- To remove old, twisted base boards at ground level.
- To seal around the full building and replace new base boards.
- To dig a small trench around the paving along the bankside to divert water.
- To remove old sink cupboard from toilet area and replace with small wash basin and decorate.
- Decorate the adjoining storage cupboard and fit small kitchen base unit, 1 wall unit, worktop, and sink.
- All materials and labour to be supplied are included.

The total cost is of 2.662, 00 € VAT included.

The pathway is the most concerning area; however, it is not included in the quote above. The contractor will be approached to ask for a competitive quote for the pathway and handrails.

It was voted and agreed by the majority of the attendees with the abstention of the Phase 2 President, Nigel Smith.



Steven Nicholson, Phase 1 President, asked who was going to project manage this work. After a few comments, it was agreed and accepted that Brian Headley, Phase 5A President will take this role for this work.

4. Agenda for the Board meeting the 8th February 2023.

It was agreed that the agenda of the next Board meeting will have to be sent to the Phase Presidents the w/c 2.01.2023 so they can share it with the Building Presidents in each Phase.

The main meeting on the 8.02.2023 is the Annual General Meeting of the General Community of HRGR for the approval of the 2022 accounts and new budget for 2023.

5. Updates on outstanding actions and on projects.

Nigel Smith, the Phase 2 President, is working on the chart of the outstanding actions and projects. This will be sent to the Board for the PPs to add information about any actions taken. It was requested that once completed by each PP, it has to be sent back to Nigel Smith again.

The meeting finished at 11:17 on Friday 23rd December 2022.