



**MINUTES OF THE BOARD MEETING OF THE GENERAL COMMUNITY OF HACIENDA
RIQUELME HELD ON WEDNESDAY 8TH FEBRUARY 2023.**

The Board meeting chaired by Richard Deeley as Resort President was held in the HRGR Admin Office on Wednesday 8th February 2023 at 15.30 hours.

ATTENDEES

Name	Post	%
Richard Deeley	President of the Resort and Phase 4	10,70
Steven Nicholson	Phase 1 President	20,50
Nigel Smith (ZOOM)	Phase 2 President	17,90
Philip Kirwan	Phase 3 President	9,10
Félix Pérez (ZOOM)	Phase 5B President	9,90

REPRESENTED

Name	Post	%	Represented by
Brian Headley	Phase 5A President	7,17	Pepa Pérez
Patrick Flynn	Phase 6 President	5,31	Richard Deeley
Shaneen Benson	Phase 7 President	15,30	Richard Deeley

At the beginning of the meeting, it was informed that Shaneen Benson as Phase 7 President had given the proxy vote to Brian Headley (Phase 5A President). However, due to a health problem Brian Headley could not attend the meeting.

Shaneen Benson was contacted, and she issued her proxy to Richard Deeley. Brian Headley gave the proxy vote to Pepa Pérez.

Apologies from Brian Headley, Patrick Flynn and Shaneen Benson.

Manuel Sánchez from MS-Legal attended the meeting.

Pepa Pérez acted as Secretary of the Meeting.



AGENDA AND DISCUSSIONS TAKEN

1. H&S matters.

An important health and safety issue relates to the lakes on the golf course, owned by GNK, where a dog recently drowned. The concern is, what if it had been a child.

ACTION: Raise this issue with GNK to find out what kind of actions can be taken such as fitting lifebuoys, etc.

WHO: Richard Deeley (RP).

WHEN: February 2023

2. Debtors update.

There are less than 100 debtors which place HR as before the pandemic.

The procedure against debtors in the community was reviewed. After an exchange of views, the Board agreed to add a new point to the already established protocol.

“For those buildings not paying their corresponding contribution (quarterly fees) to the GC and the EUCC in the due date every quarter:

- A first notification will be made to them when the due fee is not paid on the due date.
- If 45 days after the due date of the quarterly fee, it is not paid, the TV and Internet will be cut off to the neighbours of the building as it happens with the rest of the individual debtors. This is according to what was approved in the Ordinary General Meeting of the General Community of 8.02.2023.
- The fee will be increased by a 20% surcharge as stated in the statutes of the General Community of HRGR.
- In addition, the case will be put directly in the hands of the lawyer to claim the debt judicially or as deemed appropriate.”

This new point in the procedure is mainly for those buildings outside the self-administration system.



3. Annual Survey Feedback:

Steven Nicholson presented high-level feedback on scores on all surveys with exception of A2Z which hasn't closed as yet.

ACTION: Final analysis will be presented to the Board by mid-March 2023 which will also include the comments received.

WHO: Steven Nicholson (PP1)

WHEN: March 2023.

4. Action list review (by exception):

A review of the action list was carried out and reassigned if necessary. And brought up to date. It would be reviewed at each Board Meeting from now on.

5. Maintenance Structure (Proactive rather than reactive).

We are trialling a new process for reporting and rectifying maintenance issues.

ACTION: The community is going to relaunch URBIT app through the PPs to BPs to support this process.

WHEN: By the end of March 2023.

6. Phase President reports – Trend Analysis.

Work in progress.

7. Phase items – From each Phase President feedback.

Attached to the minutes is the list of the items and queries presented by the Phase Presidents on behalf of the BPs in their corresponding Phases.



8. AOB.

Gifts: STV donated to the RP a traditional Christmas Gift. The President discussed it with the Board to open a Gift register which will require all BM to register any gift of any value. The Board agreed that the hamper should be split perishables will be donated to the Admin Team and the 2 bottles will be presented to one of the Summer Charity Events for the Raffle.

Insurance issue in Mejorana 4: There has been an issue with an insurance claim with the new insurance policy in 2023.

ACTION: It will be investigated to see exactly what the problem has been and why.

WHEN: March 2023

Rubbish containers: there was a concern about the speed of the repairs. It was clarified that it always depends on the type of breakage.

Information centre: Initial information received from an owner suggests that the building cannot be used for commercial reasons.

ACTION: This is under review by the lawyer.

Dogs: The Board has been approached by an owner to have a specific area for the dogs to walk without a leash. All the areas suggested by the owner were EUCC land and therefore would require a vote by the BPs. The required majority would be 100% including the Town Hall of Murcia. However, a Board member suggested whether the Community could look into the possibility to have a longer leash for the dogs to go for a walk. This was referred to the Lawyer to understand the legal ramifications. Murcia Council is looking into changing the rules and regulations regarding dogs being able to walk off the lead. However, it will be at certain times of the day which in the main is either between 8pm and 7am in the winter and 10pm and 7am in the summer with the exception of children's play areas and other areas where access is expressly prohibited. The council will provide guidance regarding areas that are classified as unsuitable partially due to traffic, and other reasons will be included. The Board will take further legal advice once the Murcia Town Hall has issued their proclamation.

The current law stays unchangeable, so dogs must be on a maximum of a 2 meters leash.

The meeting finished at 16.52 on Wednesday 8th February 2023.

The President

The Secretary