

## EL ZALATE NEWS UPDATE

Next Board Meeting October 9, 2013

**From the Board of Directors:**

-We are preparing the Agenda and Proxies for the AGM and need to know if anyone would like to submit their name for the nominations for the Board of Directors. Your current Board has been in place for two years which according to our current set of By-laws is the longest we can keep our positions.

So if anyone would like to run for the Board of Directors please submit your request to [boardofdirectors@elzateowners.com](mailto:boardofdirectors@elzateowners.com). We will need three to five minimum to run for the Board.

**Security Issues Reported-**

If you recall last issue of the newsletter we reported several thefts. Well we are sad to report another one in Villa 4. Again there was no forced entry and no unusual reports from the guards. The Board is reviewing bids now for security cameras for the stairwells to monitor access to elevator lobbies and stairwells. Nash has also taken an active role in monitoring cleaning staff and service personal to all units both their own and other management companies. Please be sure to make your property managers aware of these reports and again make sure you know who has keys to your units and that these are changed periodically for security to your units.

**Status on Capital Expenditures approved at 2012 AGM**

1. Tunnel Improvement-project has been completed and looks amazing!
2. The Arch for the entrance is currently in design finalization stage. A start and completion date is yet to be determined, but we believe we will be able to keep it within the agreed upon Budget given by the 2012 AGM of 10K.
3. Property Reserve / Depreciation Report- Has been posted on the website along with the Boards summary. The summary shows that we are currently on budget for project repairs and maintenance. The link below will take you to the location on the website,  
<http://www.elzateowners.com/corpdocs.htm>
4. Swimming pool coping repair and walkway staining –On hold pending review of new methods of installation options
5. Treadmill-Pending availability (to date nothing at Costco is looking durable enough and the existing is working)

**Status on Misc. items at El Zalate**

1. We have to date experienced three storms, all of which have not produced very high winds, but there has been a lot of rain. The repairs to the roofs of villa 3 prevent any more water leaks, however villa 1 roof did have a new leak and Nash determine that the sealing under the air conditioners on the roof need additional work to repair the leakage. The contractor has since repaired these areas and as well as on the villa 3 roof to make sure they were also sealed properly. This was done under warranty at no additional cost to the HOA.
2. The roof repairs over the garages have not been as successful as hoped and we are still experiencing some leakage into the garages, but not as severe. This problem will be on going, and will be monitored to see if there are any additional possible repair solutions.
3. Pergolas for villa have been removed and new ones will be installed by the end of October 2013. Product is currently on order and will be installed as soon as it arrives.
4. A new sign will be installed at the beach entrance indicating 24 hour security & privacy access. This will replace the old damaged one.
5. The lights on the waterfall between villa 2 and 3 have been installed and look great.
6. Water testing has been established on a monthly bases during the rainy season, so far there have been no concerns on our water supply, but be sure to use your purified water during raining seasons.
7. A goal post restrictor will be installed at the entrance of the upper parking area to prevent larger vehicles from entering.
8. Financials are available via the website overall position still looking good.

**Police Road Blocks!****Reported from the Gringo Gazette**

You've no doubt been seeing cops out in force, pulling people over just as quick as they can. They are not giving moving tickets, the Los Cabos municipal transit police, (the white cars and white uniforms), are setting up multiple checkpoints to ask for a peek at your papers. They started at the beginning of September on the convention center road at the entrance to the toll road to the airport, with subsequent checkpoints popping up downtown and in some other areas. The municipal government is doing this because out of the 85,000 cars that are registered in San Lucas and San Jose, only 29 percent have their paper work in order. They want to reduce the backlog of out of date paperwork and reel in the tax money due to the municipality.