

LAS PALMAS COMMUNITY ASSOCIATION
GENERAL ASSEMBLY MEETING
JANUARY 22, 2011

ASSEMBLY AGENDA:

Member Check in / Registration @ 10:00AM.

1. Assignment of Scrutinizers – Validation of Legal Quorum.
2. Introduction of Board of Directors, Managers, and others.
3. Board Member election and voting procedures.
4. •3 year Term Board Member (Dan Dimovski – Board Member)
5. Final Call for Nominations
6. Brief statement by nominees.
7. Election/ voting for 3-year member.
8. Review and progress of 2010 Board Cost Saving Measures.
9. Restaurant status- New Owner / Operator “ Chef Mickey’s Place “.
10. •Board appointed Lyn Rubin for F&B Committee to put forward a proposal for a restaurant and lounge. A pony wall to surround the downstairs dining area, enclose upstairs balcony area, and install a bar. Lyn to present proposals and owners to vote.

• Vote to replace existing lounge chairs or repair if possible.
Presentation by board with pricing and details.

11. Progress and update on the status of Las Palmas CCR’s, Fee and Voting Structure as it pertains to State law. Supplemental amendment to CCR’s distributed to all owners present and amendments changed on HOA webpage.
12. 2010 HOA Operation Manager’s General and Financial Reports.
13. Presentation of the 2011 Operation Budget.
14. Member voting on the 2011 Operation Budget.
15. Open Forum
16. Meeting Adjourned

ASOCIACION DE DUENOS LAS PALMAS A.C.
LAS PALMAS COMMUNITY ASSOCIATION

Dear fellow Las Palmas owners,

A general assembly meeting for all Las Palmas owners is scheduled for January 22, 2011 pursuant to article 28 from the law to hold an annual meeting. The purpose of the meeting is to conduct and carry on the business of the Las Palmas Home Owners Association that include the election of a new board member and voting on the 2011 budget.

Your current board has been very busy this past year working on numerous improvements for Las Palmas. We have improved several things in an attempt to beautify Las Palmas and make it a more attractive, quality resort. I'm sure the changes are evident to you but I will list a few to bring them to your attention:

- Rope lights on palm trees
- Walk way expansion, picnic table purchase, umbrella purchase
- Plants and planters in center walk way
- Handicap areas developed and painted
- Moved Dolphin water feature to front entry sign
- Las Palmas Logo in clubhouse.
- New table for lobby in clubhouse.
- New display cabinet with flat screen TV for Las Palmas advertising
- 3 New desk top computers for owners/guests use.
- Dusk/dawn light sensors on all towers and at club house to save electric bill.
- Process of painting all towers and villas.
- Replaced a couple of spa heaters that were due.
- 4 Palapas on beach.
- Improved the resort TV service. We now have 12 American and 2 Mexican channels.
- Placed ground plastic under rocks to stop weed growth.
- Placed a two fans and clock in exercise room at owners request.
- Have new bar manager/owner.
- Have new restaurant manager/owner.
- Purchased bar stools for bar.
- Purchased outside heaters for outside dining.
- DVD player for lobby/club house area for advertising.

Projects we are discussing and working on now:

- New or refurbished chaise lounge chairs for all resort
- A ramp and walk way for the beach to stop erosion and beautify the area
- Pony walls for the lower and upper club house area and projecting area changes
- Placement of colored lava rock in areas where gray rock exist to beautify area
- Wi-fi in common areas and or all areas
- Alternative energy sources such at solar and geo-thermal
- Cool decking repair and replacement
- Parking lot painting
- More owner involvement by means of group committees

Las Palmas this past year 2010 has been forced into contacting a Mexican Attorney and initiating liens on some owners properties. The resort functions on an HOA fee collection system and without owners paying their fees we cannot provide the owners with all the above listed things and run the resort. Las Palmas has some owners that have not paid their HOA Fees and others that have only paid what they can afford or a portion of what is owed.

The board of directors would like all owners to consider this when paying only a portion of their fees or not paying at all. We cannot tell our employees that we are only going to pay them 80% of their pay this month because the owners did not pay their full HOA Fee payment. We can not tell owners/guests at Las Palmas that we will have to turn off the water for 5 days this month because the owners have not paid their HOA Fees in full this month.

Everyone has an obligation to pay their HOA fees in full each time they are due. You cannot continue to only pay a portion or what you feel like. The Board has reached the point where beginning in 2011 we will no longer allow owners to paid less then their full HOA fee when due. If this happens the board will begin initiating fines in accordance with our CCR's. If the delinquency continues past the period delineated in the CCR's the board will initiate a lien against your property. This lien will include all past HOA dues owed, appropriate fines as listed in CCR's and associated attorney fees and court costs.

Each month of non-payment the costs will grow and grow. No one wants this to happen but we have already initiated this process on some of our extremely delinquent owners and will do so for everyone after 1 Jan 2011, that falls into the above listed category. Las Palmas has been lucky to this point and we have managed it well and we have not had to have a special assessment as several other resorts have had to do. Please be cognizant of this issue and the action the board will take should you fall into this situation.

The board is looking forward to a great year and we have many great new ideas for Las Palmas. The board always appreciates ideas from owners to make our resort a better place and more efficient. We have had a couple groups of owners that volunteered to assist the board work on some resort issues and greatly appreciate owner's involvement in our resort and their investment. Don't hold that idea in get it out there and let us know what we all can do to make this the best resort up and down the beach.

We look forward to seeing all owners at the general assembly meeting on January 22, 2011. Remember if for some reason you cannot make it then make sure to send your proxy vote with someone you know will be attending. We need every ones vote and input to make the best resort decisions.

Thank You

Board of Directors

Dan

Jaana

Bruce