

Minutes of the Ordinary General Meeting
Mancomunidad de Propietarios EUC La Cala Hills

In Mijas Costa, on Friday, January 18th 2012, at 11:30am, at El Gusto Restaurant, duly assembled by the President of the Mancommunity, meet after a second roll call the co-owners of the Mancommunity and their representatives under the presidency of Mr. Rafael Muñoz Ortega and Ms. Laura Varela Lewenberg, property administrator and secretary, with the purpose of conducting the Ordinary General Meeting of the Mancommunity Owner's EUC La Cala Hills, and agree to the following:

- 1- **Report action taken during the period 2012**
- 2- **Reading and approval, if applicable, the Minutes from last period and accounts for 2012**
- 3- **Status of arrears and legal action position.**
- 4- **Approval of the budget for 2013**
- 5- **Projects for 2013**
- 6- **Election of officers.**
- 7- **Comments & questions.**

Attendees/Represented/Coefficients :

- C.P. LA CALA HILLS FASE 5 / SRA. LAURA VARELA (Administradora) / 9,86%
- C.P. CALA ALTA / PRESENTES PRESIDENTE Y ADMINISTRADOR – ASESORIA CYT / 11.81%
- C.P. MONTEBELLO/ SR. VICENTE SOLER TORRES (Presidente) / 1,91%
- C.P. LA CALA HILLS FASE IV / SR. RAFAEL MUNOZ (Presidente) / 6,47%
- C.P. LAS LOMAS DE MIJAS GOLF / 6.18%
- VILLA 10/ LEIF TRULSSON: 0,27%
- PARCELA 34: SR. MORENO LOPEZ, JOSE ANTONIO: 0.31%
- C.P GOLDEN HILLS / SRA. LAURA VARELA LEWENBERG (Administradora) 3,46%
- C.P LA CALA HILLS FASE 2 / SR. RON CRAPPER (Presidente) / 6,15%
- C.P DONA BENI / REPRESENTADO POR LAURA VARELA LEWENBERG / 1,74%
- PROINDIVISO A / SRA. LAURA VARELA (Representante) / 0,90%
- C.P LA CALA HILLS FASE 3 / SRA. LAURA VARELA LEWENBERG (Representante) / 13,72%
- C.P COMERCIALES LA CALA HILLS / SRA. LAURA VARELA (Administradora) / 1,15%

Total coefficients : % **63.93**

Nota: Community of Cala Alta, owes by the 31st of December 2012 the amount of 1521.64€, pays in cash so has the right to vote.

To the effects mentioned in the articles 15.2 and 16.2 of the Ley de Propiedad Horizontal these owners will be able to take part in the deliberations, but they will not have the right to vote

- COMUNIDAD DE PROPIETARIOS LAS LOMAS DE MIJAS GOLF : 6.18%

The meeting is declared open by the President, Mr. Rafael Muñoz Ortega thanking all attendees for their presence. As the Secretary-Administrator of the Mancommunity, Ms. Laura Daniela Varela Lewenberg. The President starts with the agenda as follows:

1- Report action taken during the period 2012

- There have been a few complaints to the Guardia Civil in relation to the theft of cables. However and since agree at the last AGM we have seal the manholes in the mancommunity. There are still 9 manholes to seal in Calle Manzanilla.

- In May the 3 monolith were done and protection boxes were installed, regulated and flow controlled, according to the requirements of the Mijas Town Hall in order for them to accept the electricity bill. Once it was revised by the town hall a contract was signed (retroactive) in May in order to start from January 2012. The president informs that we have received the first payment from the Town hall for the public electricity.
- In August we asked the town hall to limit the vehicles of large tonnage for all Mancommunity in order to avoid them from breaking the sidewalks, streetlamps etc. In September the town hall place signs for these vehicles (less than 5.5 tonnes).
- In summer Sando started the channeling of pipes for the water supply at the poligono that's why they have opened Calle Lentisco. We detected some defects on the finishing's and we sort out some of them and the rest are been checked by the technicians of the Town Hall.
- After a few requirements of the Mancommunity, the Town hall has giving us new organic and recycle containers for the Cala Hills. Cala Alta asked for one more and to place the collection point at the corner of Acebuche with Lentisco. The administration comments that they have asked for more containers but the town hall does not have enough of them.
- We have repainted the pedestrian crosswalks of the whole community, new crosswalk were created and we still have to finish the direction signs. We still need to place more vertical signs.
- We have made some improvements in the roundabouts in C/. Lentico con Altabaca and Hinojo.

2- Reading and approval, if applicable, the Minutes from last period and accounts for 2012

The administration has sent with the agenda of this Board a copy of the minutes held on June 11 December 2012, the present take it for read and approved unanimously.

INGRESOS/ INCOMES	REAL	PRESUPUESTADO	DIFERENCIA
CUOTA ORDINARIA / ORDINARY FEE	70696,08	70696,25	-0,17
CUOTA EXTRAORDINARIA / EXTRAORDINARY FEE	24999,94	25000	-0,06
INTERES BANCARIO/ BANK INTEREST	12,55	0	
INDEMNIZACION SEGURO/ INSURANCE COMPENSATION	607,45	0	
TOTAL	96316,02	95696,25	619,77

GASTOS	REAL	PRESUPUESTADO	DIFERENCIA
MANTENIMIENTO			
*1-COMPRA MATERIAL MANTENIMIENTO/ MATERIAL FOR MAINTENANCE	1630,9	1750	-119,1
*2-REP. ELECTRICAS MONOLITOS/ELECTRICITY MONOLITS	26890,7	29500	-2609,3
*2-REP. ELECTRICAS /ELECTRICITY REPAIRS	5307,84		
MANTENINIENTO GENERAL	20036,4	16996	3040,4
<i>mano de obra Vicente- Vicente's Labor</i>			
SUMINISTROS- SUPPLIES			
SUMINISTRO ELÉCTRICO / ELECTRICITY (contador 797)	3137,5	6200	-3062,5
SUMINISTRO ELÉCTRICO / ELECTRICITY (contador 778)	5319,82	6200	-880,18
SUMINISTRO ELÉCTRICO / ELECTRICITY (contador 979)	6394,65	6200	194,65
SERVICIOS GESTION-MANAGMENT SERVICES			
HONORARIOS ADMINISTRACION / ADMINISTRATION FEES	7344	7416	-72
RETENCIONES/ TAXES	1224	1080	144
PROV. FONDO ABOGADO	0	500	-500
MATERIAL OFICINA / OFFICE SUPPLIES	23,07	65	-41,93
CORREO / MAIL	51,64	50	1,64
OTROS-OTHERS			
*3- VARIOS / MISCELLANEOUS	585,96		585,96
GASTOS BANCARIOS - BANK COST	0	0	
SEGURO RESPONSABILIDAD CIVIL - LIABILITY INSURANCE	582,72	600	-17,28

DOTACIONES-PROVISIONS			
DESCUENTO POR PRONTO PAGO / PROMPT PAYMENT DISCOUNT	16448,19	19139,25	-2691,06
IMPREVISTOS	0		0
FONDO DE RESERVA	0		0
TOTAL	94977,39	95696,25	-6026,7

SALDO-BALANCE (inicial + ingresos - gastos)	50.484,14	0,00	
--	------------------	-------------	--

JUSTIFICACION SALDO -JUSTIFICATION OF BALANCE 30/12/2012	
Vicente Soler Torres	-1669,8
Laura Varela Lewenberg	-600
Zugasti Abogados (Las Lomas)	-1668,35
Martinez Echevarria (Michelle Clark -Deuda cobrada)	-118
Retenciones –Taxes	-378
Recibos pendientes de cobro - Pending receipts	34449,82
Cuotas Avanzadas - Advanced payments	-301,05
Banco / Bank	20769,52
TOTAL	50.484,14

*1-COMPRA MATERIAL MANTENIMIENTO/ MATERIAL FOR MAINTENANCE	
Gasolina - Petrol x 40 lt. (maquina de Vicente)	55,57
Cemento Rapido - Cement	21,24
Gasolina - Petrol x 41 lt. (maquina de Vicente) -Lampara x 20 - 1 balastro-Lamps and equipment	99,71
Espuma poliuretano x 10-Cemento-Gravilla-Arena (tapado de arquetas)-Material for manholes	377,42
Cemento-Poliuretano-Gasolina x 7 lt (tapado de arquetas)	57,33
Cemento-gasolina-Dulsan 48- Cement-petrol-Dulsan	193,68
Lamparas de sodio-Gasolina-material para Rotonda Fase 1-2-3-Material and equipment for roundabout phase 1,2,3	765,95
Hormigon C/ Candilera con Esparto-Material for manholes of Candilera and Esparto street.	60
Total	1630,9

*2-REP. ELECTRICAS- MONOLITOS/ ELECTRICITY-MONOLITS	
Montaje 3 cuadros electricos - 3 new electricity breaker panels	26890,7
TOTAL	26890,7

*2-REPARACIONES ELECTRICAS / ELECTRICITY REPAIR	
Farola-Mastil-Plataforma (Calle Tomillo)- New lamp for Tomillo Street	218,56
Farola-Mastil-Plataforma (Calle Acebuche)- New lamp for Acebuche Street	90
Cableado x 950 mts (Robo Calle Hinojo) - 950 meters of cable for Hinojo Street	1483,05
Cableado x 980 mts (Robo Calle Hinojo & Altabaca) - 980 meters of cable for Hinojo & Altabaca Street	1880,67
Equipo sodio Alta Presion - Team High Pressure Sodium	128,69
Cableado por Robo Calle Esparto - Esparto Street Wire Theft	580,453
Lamp. sodio 150w x 7-equipo sodio x5- rep.candilera-Lamps and equipments	926,42
Total	5307,84

*3- VARIOS / MISCELLANEOUS	
Junta general El Gusto - AGM El Gusto	184,1
Poder notarial- Power of Attorney	31,86
Indeminizacion Seguro Carolina Vallejo - Compensation of insurance Carolina Vallejo	300
Cuba para recoger brasa – Cuba	70
Total	585,96

3- Status of arrears and legal action position.

C.P ANANDA: Have payed a largely amount of their debt, however there are still a little amount have will be cleared soon.

C.P Las Lomas : There are still paying on the terms of what it was agreed last year.

Don Modesto Ayala: We are still waiting on the judicial resolution from the Audiencia Provincial de Málaga.

Ana García: The comittee approved not to start legal action due to her health and economic situation

Michelle Clark, Diego Barranco Palma, Dennis Noorlander, Manuel Lopez Ayala, Bird Hill State S.L , Cala Hills Villas 2006 S.L y Michael McKeague payment procedures have started according to the last AGM.

Following is the list of unit owners that are behind in their payments to the Mancommunity. The Assembly authorized the President to sign any necessary public or private documents and to take any legal actions he considers appropriate to collect these amounts due. It was also agreed that any expenses resulting from these legal actions will be the responsibility of the corresponding unit owner.

Parcela N.01 Comunidad Cala Alta	1.521,64
Parcela N.07 Cmdad. Las Lomas de Mijas Golf	12.360,03
P.09-Villa N 3 Jan Ian Harry Jones	20,15
P.09-Villa N 7 Richard Sneekers	600
P.09-Villa N 8 Franciscus Van Lieshout	301,95
P.09-Villa N 9 Andrew David Oliver-Andrew Inglis	201,54
P.09-Villa N12 Diego Barranco Palma -Monica Nestares Lo	870,95
P.09-Villa N14 Fisher	720,95
P.09-Villa N15 José Yerla Puertas	89,03
P.09-Villa N16 Dennis Noorlander	870,95
Parcela 13-B Ayuntamiento de Mijas	222,31
Parcela 13-A Cmdad. Ananda	741,99
Parcela N. 16 Modesto Ayala	1.313,58
Parcela N. 18 Ayuntamiento de Mijas	581,34
Parcela N. 25 Ayuntamiento de Mijas	60,54
Parcela N. 26 M. Lopez Ayala	1.297,59
Parcela N. 29 Bird Hill, S.L	5.117,80
Parcela 30 - A Bird Hill, S.L	4.364,84
Parcela N. 32 Cala Hills Villas 2006, S.L	1.338,77
Parcela N. 33 Michael Mc Keague	1.171,48
Parcela N. 35 - A. García González	682,39
TOTAL	34.449,82

4- Approval of the budget for 2013

It is approved unanimously a predictable cost of 37.532euros, this means 35% less than last year. There will be a difference in electricity which will be compensated by the Town Hall for every bill presented.

We have made some savings due to the payments of the debtors that's why we have decrease the budget. It is agreed in case they are some late payments to perhaps have an Extra meeting and discuss the provision of funds.

This budget will be increased by a 25% to cope with possible defaults. Receipts will be liquidated on a quarterly basis and those owners who paid them the first month of each quarter will receive a 20% discount.

PRESUPUESTO 2013	
<u>MANTENIMIENTO Y REPARACIONES</u>	
MANT. MANCOMUNIDAD/ MANCOMMUNITY MAINTENANCE-LABOR	20040
PRODUCTOS MANTENIMIENTO/ MAINTENANCE PRODUCTS	500
<u>REPARACIONES Y CONSERVACION</u>	
REPARACIONES ELECTRICAS/ ELECTRICITY REPAIR	500
REPARACIONES VARIAS/ MISCELLANEOUS REPAIRS	500
<u>SUMINISTROS</u>	
ELECTRICIDAD/ ELECTRICITY	6000
<u>ADMINISTRACION</u>	
HONORARIOS ADMISNITRACION/ ADMINISTRATION FEES	7200
RETENCIONES AEAT/ TAXES	1512
CORREO POSTAL/ MAIL	50
MATERIAL OFICINA/ OFFICE SUPPLIES	50
<u>OTROS</u>	
PROV FONDOS ABOGADO/ RESERVE FUNDS- LAWYER	
SEGURO MULTIRRIESGO/ INSURANCE	600
GASTOS BANCARIOS/ BANK COST	0
GASTOS VARIOS / MISCELLANEOUS	580
FONDO DE RESERVAL / LEGAL RESERVE FUND	0
TOTAL PRESUPUESTO	37532
INCREMNT0 25% (DESCUENTO PRONTO PAGO)	9383
TOTAL	46915

REPARTO DE CUOTAS DERRAMA ORDINARIA

Parcela	Comunidades	Coeficiente	Cuota Trimestral	Cuota con 20% dto
I	C.P Cala Alta	11,81	1385,23	1108,18
II	C.P Fase 5	9,86	1156,67	925,33
II-BIS	C.P Comerciales C.Hills	1,15	134,37	107,49
III	Ayuntamiento-Z.Deportiva	0,00	0,00	0,00
IV	Ayuntamiento-Z.Escolar	0,00	0,00	0,00
V	C.P Montebello	1,91	224,41	179,53
VI	C.P Fase 4	6,47	759,11	607,29
VII	C.P Las Lomas	6,18	724,48	579,58
VIII	Westfalia S. L	1,74	203,63	162,90
IX-1	John Brigain	0,2663	31,24	24,99
IX-2	Katheleen & Henry , Hill	0,2663	31,24	24,99
IX-3	Jan Ian Harry Jones	0,2663	31,24	24,99
IX-4	Mark Stuart Williams	0,2663	31,24	24,99
IX-5	L.Royston	0,2663	31,24	24,99
IX-6	Douglas Edmuson	0,2663	31,24	24,99
IX-7	Richard Sneekers	0,2663	31,24	24,99
IX-8	Franciscus Van Lieshout	0,2663	31,24	24,99
IX-9	Andrew R. Inglis	0,2663	31,24	24,99
IX-10	Michelle Clark	0,2663	31,24	24,99
IX-11	Colin Duxberry	0,2663	31,24	24,99
IX-12	Diego Barranco	0,2663	31,24	24,99
IX-13	Frances M. Thompson	0,2663	31,24	24,99

IX-14	Fisher	0,2663	31,24	24,99
IX-15	Jose Yerla Puertas	0,2663	31,24	24,99
IX-16	Denis Noorlander	0,2663	31,24	24,99
IX-17	Jan Koek	0,2663	31,24	24,99
IX-18	Michael John Massey	0,2663	31,24	24,99
IX-19	Paul Penfold	0,2663	31,24	24,99
IX-20	Eddie Cox	0,2663	31,24	24,99
X	F.Rosales Millan	0,73	85,19	68,15
XI-A	Jose Moreno Navarro	0,22	25,63	20,50
XI-B	Extingestur XXI S.L - Alberro&Ezcurra Arq.SLP	0,19	22,86	18,29
XII	Ayuntamiento-Verde	0,00	0,00	0,00
XIII-A	C.P Ananda	2,03	238,26	190,61
XIII-B	Ayuntamiento C-J1	1,26	147,53	118,02
XIV	Ayunt.Zona Social	0,00	0,00	0,00
XV	Ayunt.Zona Verde	0,00	0,00	0,00
XVI	Modesto Ayala	0,40	47,10	37,68
XVII	C.P Golden Hills	3,46	405,87	324,70
XVIII	Ayuntamiento-CJ-3	3,29	385,79	308,63
XIX	POP	0,00	0,00	0,00
X X (50)	C.P Fase 2	6,15	721,71	577,36
X X (51)	C.P Fase 1	14,18	1663,66	1330,93
XXI	C.P Dona Beni	1,74	203,63	162,90
XXII	F.Rosales Millan	0,84	99,04	79,24
XXIII	Proindiviso A	0,90	105,97	84,78
XXIV	F.Rosales Millan	0,12	13,85	11,08
XXV	Ayuntamiento AIS-3	0,34	40,17	32,14
XXVI	M.Lopez Ayala	0,97	113,59	90,87
XXVII	C.P Fase 3	13,72	1609,64	1287,71
XXVIII	Ayunt. Z.Verde	0,00	0,00	0,00
XXIX	Bird Hill S.L	1,56	183,54	146,83
XXX	Bird Hill S.L	1,33	156,53	125,22
XXX Bis	Juan Gómez Aragonés	0,30	35,09	28,07
XXXI	Juan Gómez Aragonés	0,51	60,03	48,02
XXXII	CALA HILLS VILLAS 2006, S.L	0,41	48,02	38,42
XXXIII	Michael McKeague	0,36	42,02	33,61
XXXIV	Jose Antonio Moreno Lopez	0,31	36,94	29,55
XV	A.García Gonzalez	0,21	24,47	19,58
		100,00	11728,75	9383,00
			46915,00	37532,00

5- Projects for 2013

We read the jobs for 2013

- Revised all the electrical connection in the public lights, which most of them are in bad condition.
- Majority approves according to the Traffic Police of the redistribution of the streets according to the map. For that we ask the town hall to provide vertical signs and more paint in order to finish the streets.
- Paint of the black street lamp of the Mancommunity.
- It is approve to sort out the pigeons problem in the whole Cala Hills. Bird food will be purchase at it is treated with hormones in order to avoid them nesting on the properties. Once we know the cost we will meet with all the presidents.

- All these jobs will be done depending on the accounts of the Mancommunity and its priority.

6- Election of officers

The administration asks who wants to be president. The majority of the attendees will like if Rafael agrees to be reelected because he is been doing a great job. Rafael accepts to be the President of the Mancommunity. As vicepresident approved unanimously Mr Ron Crapper, president C.P. Fse 2. As administrator reelected unanimously D^a. Laura Varela Lewenberg. In accordance with changes in the governing board will proceed to make the change of firms in the Sabadell Bank and will be replaced by current president and vice president.

7- Comments & questions.

- President of Phase 2 comments that in Camino de Coin, near the british school, lorries access through Calle Lentisco damaging the sidewalks. The president and administration have spoken to the owner of the parcela in order to place concrete blocks and we are waiting for the town hall consent so the vehicles can't access.
- Owner of Villa 10 asks to contact Acosol to inform that there is a leak on the street near his house. Administration will deal with this.
- The communities ask for a solution for the cars who park in the yellow line next to the supermarket. The administration will notify the owners of the shop to take legal measures in order to obtain the right result.
- Cala Alta ask to notify Property Plus to take off the graffiti that has been paint in their wall. Otherwise these painters could think that La Cala Hills is a good place to express themselves and we could end up with the Mancommunity paints all over. The president suggests that to Cala Alta to do a direct complaint and that the Mancommunity supports it.
- President of phase 2 asks regarding the concrete structures of the Mancommunity that are still to be finish. The administration replies that the town hall is working on that however all depends on the liscence adquire back in the day and the duration of the project.
- The president answers that that roundabout for the entrance is still in the process with the town hall and we just keep waiting.
- We ask for more organic containers for Cala Alta and another carton container for Doña Beni, Cala Alta asks for the containers to be move to the corner of Lentisco y Acebuche. Administration will deal with it in order to obtain immediate response from the Town Hall.

With no further items to discuss, the President closed the session at 13:45 hours of the same date. I, the property Secretary-Administrator, duly witnessed so.

Rafael Muñoz
VºBº

THE PRESIDENT

Laura Varela Lewenberg

THE ADMINISTRADOR