

MINUTES OF THE ANNUAL GENERAL ASSEMBLY OF THE E.U.C. SITIO DE CALAHONDA, HELD ON THE 25th OF MARCH 2010.

The meeting was opened at 10:30 a.m., at the time of the second calling, with a total attendance of 32,63%. The President, Mrs. Coral Castronuño, welcomed all those present and indicated that the meeting would be conducted in accordance with the rules of debate as had been the custom in previous Assemblies. Mr. Bremner explained these rules. She informed those present that matters of general interest would be discussed and therefore asked everyone who had doubts or problems of a personal nature to bring these up at another time with the Board Member in charge of the matter in question.

Item 1.- Approval, if warrants, of previous minutes.

The minutes of the last AGM held on the 26 March 2009 had been sent by post to all the owners and no objection had been received within the time limit. **A vote was taken and the minutes were approved by the majority.**

Item 2.- Presidents report:

Mrs. Castronuño pointed out that her report appeared in the informative booklet previously sent out to all the owners and mentioned the up to date matters. With regard to the remodelling works on Avda. De España, we can see how the works are looking, though there has been small modifications, some imposed by the Town Hall and some that were necessary. Most of the works have been carried out on services installations that aren't visible on the surface but are underground. The works were made more difficult due to the amount of rain that has fallen in the last three months. Channels for water, sewage, public lighting and drainage have been installed. There are some works remaining such as the traffic signs, public lighting and drainage. Also pending are the sewage pipes in calle Holmdahl and Granada.

With regard to Security, she said that looking into the statistics of the Guardia Civil we can see that there are much less crimes in our urbanisation compared to those around us. Regardless of the statistics being favourable, this does not mean that we have an ideal situation, we don't want to hide that the situation regarding security is going through a delicate time. The index of crimes has increased this year and will continue having a tendency to increase and we continuously advise that everyone should take their own security measures. Therefore we have asked for special prices for the installation of cameras and security systems in communities and houses. What is certain, opinion corroborated by the Guardia Civil, is that the deterrent measures of the huts and the security car patrolling the urbanisation are very effective. For this reason, the Board of Directors in view of the cancellation of the contract by CPV Carman has studied and requested information and budgets from several security companies. The security proposal is based on continuing to have the controllers at the four entrances to the urbanisation with timetables that will vary depending on the necessities of the moment and a security service consisting of a guard with a car 24 hours and another extra guard for 10 hours during the night. This service that the Board proposes to the Assembly supposes an increase in the Security Item budgeted of 22,33% for this year. As it can't be approved or rejected until we reach the budget item on the agenda, it is at that item when we will clarify queries and discuss the matter. Should it be approved there will be a period where all the companies interested may present their final offers and we will proceed to select the most suitable

company. Mrs. Castronuño pointed out how to make official reports of crimes. If you do not speak Spanish to call the police when a crime is being committed you must call 112. If you do speak Spanish you can call the Guardia Civil directly on 062. To make official reports by telephone in all languages you can call 902.102.112, then you have to go and sign them at the headquarters of the National Police. If you just report it by telephone but don't go and sign it, that report is of no use and will not appear on the police files in order to get a better police service.

She also informed that on Saturday the 27th of March at 4.30 p.m. we were going to have the Day of the Tree. This event consists of a reforestation with autochthonous species that will be carried out in the area of the Parque Vivero Calahonda.

With regard to the registering at the Town Hall she pointed out that it was the first time that the elections in Mijas may be decided by the urbanisations. The votes of Mijas residents will decide which political party governs. In the past elections only 500 people from our urbanisation voted when there are 1500 people registered. If we prove the weight we have we will be able to request services. Therefore, before January 2011 we want to get many neighbours to register and therefore we are going to start a campaign to explain the advantages of getting registered in the municipality you live in. This campaign will be carried out by Mr. Bremner and Mr. Harboe. The Town Hall takes no notice of us because we don't have enough force because our vote doesn't really mean anything.

Lastly she informed that according to the budget the Directors fees had been shared out and she informed of the amount correspondent to each member of the Board of Directors.

A period for asking questions was opened; Mrs. Schmaeing asked if the sewage works were going to be done by the Town Hall and if so to request them the connection of her house. She was informed that these works are being carried out by Acosol and were only being done in calle Holmdahl and Granada. She also asked if the report program of the Guardia Civil would be done in English. She was informed that it was only in Spanish. She was also informed, following a question, that Lidl was not part of Sitio de Calahonda. Mrs. Gooshling asked if loading and unloading areas had been foreseen and she was told that three areas have been designated.

Item 3. – a) Auditors Report for the year 2009.

b) Appointment of Auditors for the year 2010.

Mr. Bernard Fay of UHF Fay & Co. commenced by reading the Auditors' Report and indicated that with the worldwide financial difficulties he considers that the administration of the EUC has done a very good job being able to reach the level of fee collection and not increase the debt with suppliers. He informed that the EUC has a good financial situation. He explained the deficit of the year due to the works on Avda. De España charged to the EUC funds. Queries regarding the deficit were clarified explaining that it will not affect the fees for 2010 and that it would be entered in the accounts as expenditure in 2010. Mrs. Lang, President of the community Mediterráneo, mentioned that most of the debtors were the new developments at the North area of the urbanisation and asked how the debt was going to be collected. Our solicitor Mr. Arteaga explained that the community debt in question is claimed to the developer and not the individual apartment owners. With no further questions in this regard, the President asked for the vote of approval in respect of the Auditors' Report. **The Auditors' Report was unanimously approved. Appointment of Auditors for the year 2010. The re-election of UHY Fay & Co. was proposed. A**

hand vote was taken and UHF Fay & Co was appointed as auditors for 2010, approved by majority.

Item 4. - Approval, if warrants, of the Accounts of the year 2009, as well as of the outstanding debts at 31st December 2009. Authorisation to the President of the Entity to take legal actions against debtors.

All the owners had received the documentation relating to the accounts for 2009. Mr. Björklund explained by means of a presentation how the crisis had produced an increase of debtors, though he expects this debt will be collected. He also mentioned that the works on Avda. De España had been carried out without increasing the debts and that the fee collection of the year had improved with respect to the year 2008, reaching 80,39%. Also 79.000.-€ of previous debts had been collected and he showed a chart where you could see the range of the debt.

A period for asking questions was opened; Mrs. Schmaeing was concerned about the increase of debtors and wanted to know what procedures were taken for their collection. Mr. Arteaga, solicitor of the EUC, informed of the measures that are being taken.

Mr. Jennings asked if any community had received any concessions. It was pointed out that no one had received any concessions as the Statutes do not allow to do so. He also requested to be informed of the amounts of the fees of the Board members and he was informed that these details had been given within the President's report. He also asked if any of the directors had volunteered to reduce their fees and it was explained to him that it is the Assembly who approves with the budget the amount of the fees and that in the following Item this matter can be discussed.

Mr. Eilersteen from Cielos de Calahonda didn't agree with reducing the fees of the Board of Directors as they do a very good job and the amount is very small for the work they carry out. Once all doubts were clarified, **the President asked for the vote approving the accounts for the 2009 financial year and the authorisation to the President of the EUC for taking legal action against the debtors. This was approved by majority.**

Item 5. – Approval, if warranted, of the budget for the 2010 financial year.

Mr. Björklund, treasurer of the EUC Sitio de Calahonda, explained that the most relevant item of the proposed budget was that of security which means considering the security and the value we are giving it. He pointed out that the contract with CPV Carman finished in October and that we provisionally have a contract with the controller company Eventum, affiliate to CPV Carman, The increase of security corresponds to the months of 2010 as from the contracting date, probably August, and therefore next year the amount on the budget would have to be readjusted again. The Board of Directors has thoroughly studied this matter and considers that it is necessary to increase the security in the urbanisation. The budget for this year is 1.115.000.-€ which means an increase of 6,19% and represents an average amount of 166.-€ per property, about 14.-€ a month.

A period for asking questions was opened; Mr. Jennings pointed out that the increase of 6,19% means an increase of 25-30% in Sterling Pounds and asked if we had taken any measures to avoid this. Mr. Björklund replied that the budget is in accordance with the necessities of the urbanisation and that we could not do without other services to compensate the increase in security.

Mrs. Schaeming congratulated the Board for the work carried out and was totally in favour of the increase of the security. She asked about the timetables of the guards at the huts and

Mr. Cuevas informed her. Once all doubts were clarified, **the budget for the 2010 financial year was approved by majority, with votes against of Mr. Jennings and the community Rincón del Mar. The budget for the 2010 financial year is the following:**

	2010	2009	%	Expens 09
I.- Maintenance & repairs				
1.1. Operative services personnel costs	266.400,00	266.400,00	0,00%	270.471,62
1.2. Public lighting	20.000,00	20.000,00	0,00%	22.223,60
1.3. Gardens	12.000,00	12.000,00	1,69%	12.282,71
1.4. Improvements	64.500,00	67.300,00	-4,16%	185.251,47
1.5. Roads	35.000,00	35.000,00	0,00%	9.940,15
1.6. Vehicles	6.600,00	6.500,00	1,54%	7.139,88
1.7. Fire precautions	12.000,00	12.000,00	0,00%	12.528,00
1.8. Garden rubbish collect.	66.000,00	63.000,00	4,76%	67.260,00
1.9. Cleaning of streets	2.500,00	2.500,00	0,00%	2.179,06
1.10. Others	2.000,00	2.000,00	0,00%	1.868,59
Total I	487.000,00	486.700,00	0,06%	591.145,08
II.- Profesional services	50.200,00	49.800,00	0,00%	53.988,72
III.- Security service	355.000,00	290.200,00	22,33%	290.449,59
IV.- Insurance	8.500,00	8.000,00	6,25%	8.442,63
V.- Electric, water, petrol consumpt.				
5.1. Electric light consumption	25.000,00	22.500,00	11,11%	25.870,11
5.2. Water consumption	2.500,00	4.000,00	-37,50%	2.416,11
5.3. Petrol consumption	10.000,00	12.000,00	-16,67%	9.685,60
Total V	37.500,00	38.500,00	-2,60%	37.971,82
VI.- Administration office				
6.1. Personnel cost	122.000,00	122.000,00	0,00%	121.914,39
6.2. Office expenses	12.800,00	12.800,00	0,00%	12.856,19
Total VI	134.800,00	132.400,00	0,00%	134.770,58
VII.- Other expenses				
7.1. Capital goods	9.000,00	8.300,00	8,43%	7.017,11
7.2. Director's fees	21.000,00	21.000,00	0,00%	21.000,00
7.3. General expenses	7.000,00	7.700,00	-9,09%	6.342,96
7.4. Conting./Emergencies	5.000,00	5.000,00	0,00%	4.854,13
Total VII	42.000,00	42.000,00	0,00%	39.214,20
Total euros	1.115.000,00	1.050.000,00	6,19%	1.155.982,62

557.500€
50% budget = ----- = 0,3360€pto.
1.658.804 pts.

557.500€
50% budget = ----- = 83,16€ud.
6704 units

Item 6. - Election of Officers: President and Board of Directors 2010.

It was reported that for the post of President there was only one candidate, Mrs. Castronuño (current President). **The election of President was voted and Mrs. Castronuño was unanimously elected President for the next financial year.**

Then she informed that there was one new candidate for the Board of Directors, Mr. Pablo Ruiz, who will fill the post of Mrs. Meyer-Ricks. Therefore the members of the Board of Directors for this year are: Mr. Björklund, Mr. Bremner, Mr. Contreras, Mr. Cuevas, Mr. Harboe and Mr. Ruiz. Mrs. Castronuño thanked Mrs. Meyer-Ricks for her years of service in the urbanisation and welcomed Mr. Ruiz.

Item 7.- Report on urban matters that affect the urbanisation. Measures to be taken.

Mrs. Castronuño informed that this Item was to inform of the different agreements reached during the year that have to be ratified by the Assembly. She informed that an agreement had been reached with the community Buenavista by which they ceded part of their pavement for the remodelling of Avda. De España. **The ratification of this agreement was voted and unanimously approved.** Also requested was the authorisation for reaching an agreement with the community Rincón del Mar, similar to the one reached with Buenavista. **It was voted and unanimously approved.**

She also informed of the contentious-administrative procedure we have against the Ministry of Development in which we are claiming that the responsibility of maintaining the road that connects the A-7 highway to the AP-7 motorway, heading towards Málaga, should correspond to the Ministry and not the EUC Sitio de Calahonda as this Ministry has told us. **The ratification of this procedure was voted and unanimously approved.**

Lastly she informed that it would be convenient for the Assembly to authorise the Board of Directors, in the person of their President, in general, to formulate contentious-administrative appeals and take legal actions. **The ratification of this point was voted and unanimously approved.**

Item 8.- Proposals from the owners in accordance with article 23.3 of the Statutes:

Mrs. Castronuño in accordance with that mentioned in the minutes of the previous meeting, presents a modification of the Statutes in order to be able to send the summons documents for the AGM by e-mail or any other means that ensure the reception. She informed those present about the new redaction of articles 16, 17, 22, 29 30 and a new Third Final Provision. Mr. Arteaga explained the modifications that were necessary for the objective intended. **It was voted and unanimously approved.**

Item 9- Any other business.

Mr. Mclean asked for a meeting with the technicians to see how the painting on the exits of the garages on Avda. De España would result in order to avoid problems driving in and out. We took note and will inform him of the day of the meeting.

Mrs. Schmaeing asked us to look into the traffic problem on the access road to the tree nursery as in the area where the banks are vehicles park invading one of the lanes and it is difficult to drive past. We took note of this problem in order to find a solution.

She also mentioned that the gutter by her house was very low and needed repairing.

She also requested that all neighbours who have palm trees or pines trees to properly treat them against plagues as other neighbours who do treat their trees will be affected.

Mr. Szasz of the community Monteparaíso asked for information regarding the collection days of the recycling and domestic rubbish. He was informed that this service is given by Mijas Town Hall and it is them who state the days.

Mr. Day from the community Villas Mediterráneas mentioned that they do not have a garden rubbish collection point by their community. He was informed of the nearest points for collection.

Mrs. Rose asked for a timetable to be put at the loading and unloading areas on Avda. De España so that other neighbours can use these spaces when possible.

Also mentioned was the measures of pressure that can be made to obtain more services from the Town Hall and it was informed that this can be achieved by being registered and voting in the municipal elections.

With no further items to be discussed, the President closed the meeting at 12:45 hrs. and thanked all those present, for their interest and their attendance.

Coral Castronuño de Sarachaga
President

Juan Harboe Cañas
Secretary