

Audio file

[220124_1701_1.mp3](#)

Transcript

00:00:00 Speaker 1

Much more to context of of historical.

00:00:03 Speaker 1

Of how we got worldwide.

00:00:05 Speaker 2

And then you can decide.

00:00:07 Speaker 1

Where we are legally.

00:00:09 Speaker 1

From there I'm.

00:00:09 Speaker 1

Not I I.

00:00:11 Speaker 1

I'm not a attorney.

00:00:12 Speaker 2

I'm just a guy.

00:00:14 Speaker 2

That thought that.

00:00:15 Speaker 1

We could do something out here and we use different way.

00:00:19 Speaker 1

You know different tools to to try to make this happen so.

00:00:25 Speaker 1

I guess maybe we could just start out, I'm not.

00:00:28 Speaker 1

Going to answer every.

00:00:29 Speaker 1

I'd like to answer the questions in.

00:00:30

It's true.

00:00:34 Speaker 1

In the storyline network I'm going to do a historical of how how we got to where we are, but maybe I could answer different questions along the way so so maybe just open up with a, you know, five or so minutes.

00:00:46 Speaker 5

There's still one next to the house.

00:00:50 Speaker 1

Asking questions and then I'll I'll try to answer them all during my my little discussion.

00:00:55 Speaker 6

Thank you.

00:01:03 Speaker 3

Second, no questions.

00:01:09

Yeah, yeah yeah yeah, we fire.

00:01:11 Speaker 1

Off questions that you have and then like say.

00:01:13 Speaker 1

I I won't.

00:01:14 Speaker 1

Answer him individually, but I'll try to leave it in there somewhere and answer.

00:01:19 Speaker 6

OK, well one of the questions I and.

00:01:20 Speaker 6

I'm the new owner, Jim Fire.

00:01:23 Speaker 6

We're not even looking.

00:01:25 Speaker 3

Right?

00:01:28 Speaker 1

Yeah, it says up that street that it was there was no permanence to it.

00:01:33 Speaker 1

The the next mayor or or the next City Council would be able to revoke that and and there would be, you know that.

00:01:42 Speaker 1

That the the gate would be no longer.

00:01:45 Speaker 1

Able to be used.

00:01:49 Speaker 1

That first part of the land that we developed we'd sold off about 15 lots, so we'd good working relationship with with various real estate agents, and they said, Rick, you know.

00:02:03 Speaker 1

And and Steve, my son, you guys ought to consider going to a condominium regime and.

00:02:09 Speaker 2

I was very.

00:02:10 Speaker 1

Reluctant to do so just because you know there would be.

00:02:13 Speaker 1

It would be a lot more work on our end to get it set up.

00:02:18 Speaker 1

But they, after having various conversations and was like, well, they they would be value added in order.

00:02:25 Speaker 1

You know you'd have a different product out there than the lomez of scenario which is all public streets.

00:02:32 Speaker 1

And you might be able to recoup your investment in order to do that to you know to to set up the condominium regime by by being able to to have some value added to the property and be able to charge a little bit more.

00:02:46 Speaker 1

So we looked at those possibility by then it's like, well, shoot. If we're going to do the if we're going to do a condominium regime down there, you know it's just as easy just to do a larger piece and be able to shed those costs amongst monks more land. This was in 2006 and.

00:03:06 Speaker 1

We started talking to the owner of the property here, the Pulanco's and one thing led to another and we committed to buy.

00:03:16 Speaker 1

And to create 1A condominium regime all the way to what we know of now being discovered.

00:03:28 Speaker 1

There's going to be.

00:03:29 Speaker 1

Many steps to jump through all the hoops.

00:03:32 Speaker 1

We went to the municipality, you know, got got their spreadsheet or their sheet of all the steps of the environmental impact of the rezoning of the land.

00:03:43 Speaker 1

Of there was just a lot, a lot of steps that were going to.

00:03:47 Speaker 1

Jump through and really weren't going to be able to sell any land that was that was, you. Know, 2000. By then it was.

00:03:52 Speaker 1

Starting to be 2007.

00:03:54 Speaker 1

Uh, it's like well, you know what we need to shut down the sales because we can't sell something that you know we we.

00:04:01 Speaker 1

We still don't have the the legality of the condominium regime, so it it took us a year of working full time.

00:04:09 Speaker 1

My son and myself and and architect and other, you know, hired help.

00:04:16 Speaker 1

Uh, when we come?

00:04:19 Speaker 1

Now, I haven't done this before, but by then we'd established a good relationship with Jose Luis.

00:04:26 Speaker 1

Get an attorney here.

00:04:28 Speaker 1

Lafosse, that's well respected.

00:04:31 Speaker 1

Probably the the, the the.

00:04:34 Speaker 1

Yeah, he would certainly be at the top of the list for many people of being experienced in real estate matters especially concerning.

00:04:44 Speaker 1

Foreigners buying through physical missiles in that he built a business along those lines.

00:04:51 Speaker 1

Uhm, for this I'll hit the pause button on what we were doing.

00:04:56 Speaker 1

I like go back and talk about.

00:04:59 Speaker 1

Condominium law and how it came about to what we.

00:05:02 Speaker 1

Have today in BA South.

00:05:05 Speaker 1

And some of this I know for a fact 'cause I was, you know, 2004 and on I was. I was aware and we were complying with all the way up till now the last.

00:05:19 Speaker 1

Revision is 2016.

00:05:25 Speaker 1

Before the 1970s in.

00:05:27 Speaker 1

Baja there there were no condominiums and everybody just had a house and.

00:05:34 Speaker 1

By the I think the mid late 1960s in Mexico City.

00:05:39 Speaker 1

They started doing low income housing where they, the developers, can figure they could make cheaper houses or or structure.

00:05:48 Speaker 1

Residents for for people if.

00:05:50 Speaker 1

If they, if they built vertically.

00:05:53 Speaker 1

So they start building, you know 4.

00:05:56 Speaker 1

Four story three story.

00:05:58 Speaker 1

No elevator type structure.

00:06:00 Speaker 1

Low income housing.

00:06:01 Speaker 1

Uh, and there was.

00:06:04 Speaker 1

It's like we don't have.

00:06:05 Speaker 1

How do we?

00:06:06 Speaker 1

How are we going to regulate this so so they came up with with with really the 1st?

00:06:11 Speaker 1

Uh, laws of condominium regime in Mexico or Mexico.

00:06:16 Speaker 1

City and then you know, some years later here.

00:06:19 Speaker 1

In La Paz.

00:06:20 Speaker 1

Uh, they got not to be confused with the the the tourist tourism.

00:06:25 Speaker 1

The big homes up in the hill.

00:06:27 Speaker 1

There was another but they got along with numerous other.

00:06:31 Speaker 1

Started using that model to to sell low income housing.

00:06:37 Speaker 1

So these bylaws were were made some some of the some of you.

00:06:42 Speaker 1

Know a lot.

00:06:43 Speaker 1

Of that DNA of those laws remained to this day, they've slowly been modifying, improving them, if you will, but certainly embedded in those laws.

00:06:55 Speaker 1

Was how do we?

00:06:57 Speaker 1

How do we you know?

00:06:58 Speaker 1

How do we separate the the the dues and how do we vote?

00:07:03 Speaker 1

And somebody came up with a bright idea and it kind of made sense in the low income housing situation.

00:07:11 Speaker 1

If there was a two bedroom.

00:07:13 Speaker 1

Uh, and this is just as an example, they would have the equivalent of 1 vote or 1% of of the Jews.

00:07:21 Speaker 1

If they had a 3 bedroom, well it's it's a bigger you know and this is goes to they had common water and other expenses and they said well the the three bedrooms should pay more than the two bedrooms.

00:07:31 Speaker 1

So then they they said, well, that's that's the you know, maybe they pay 1.2% and maybe if it's a one bedroom little apartment.

00:07:41 Speaker 1

Maybe they're paying .8?

00:07:43 Speaker 1

So that became known as.

00:07:46 Speaker 1

Indie vezels

00:07:48 Speaker 1

The individual is a undividable, so.

00:07:53 Speaker 1

Here, the land that we're sitting on right now.

00:07:56 Speaker 1

The clubhouse is part.

00:07:59 Speaker 1

We are each part owners of it.

00:08:01 Speaker 1

Wait, it's not dividable, that's why they call it it's undividable, but for the for the reason of titling they they said you must determine the the the the in DB.

00:08:13 Speaker 1

So the the the undividable portion even though it's kind of.

00:08:18 Speaker 1

Oxymoron, right?

00:08:18 Speaker 1

It doesn't make but it kind of makes sense in that situation that that that if you had a 3 bedroom you were going to pay more than a one bedroom.

00:08:27 Speaker 1

So along those lines is like OK if you're gonna have a 3 bedroom.

00:08:30 Speaker 1

The three bedroom better pay.

00:08:32 Speaker 1

Not only can they pay them more, but they're also going to pay.

00:08:34 Speaker 1

They always going to get a bigger vote.

00:08:36 Speaker 1

You know, if they if they're paying more.

00:08:38 Speaker 1

Do they get a bigger vote?

00:08:39 Speaker 1

So embedded in that.

00:08:40 Speaker 1

Law that we're we were we were having that sit.

00:08:43 Speaker 1

It talked about the individuals in our in our condominium regime.

00:08:47 Speaker 1

Each one of you.

00:08:48 Speaker 1

By being an owner of a lot have a certain.

00:08:51 Speaker 1

Percentage of the undivided.

00:08:53 Speaker 1

It's the only place that's really used.

00:08:56 Speaker 1

Is in the context of.

00:09:00 Speaker 1

And the only practical use of it is in the context of of how your voting goes and what percentage of your dues you pay.

00:09:13 Speaker 1

The very first.

00:09:15 Speaker 1

Development that was not, you know, in that low income bracket situation where the developers all they want to do is develop the land and here you know here home owners knock yourself out here.

00:09:26 Speaker 1

The rules you guys, you guys figure it out in there.

00:09:30 Speaker 1

In the rules there is no where that it establishes like.

00:09:35 Speaker 1

Well, it it talks about an administrator and it talks about funding, but it doesn't talk about where those funds go.

00:09:42 Speaker 1

So it's it's saying yes, you gotta, you gotta, you gotta pay your bills but there is no set way for those bills to be paid.

00:09:51 Speaker 1

It's not a legal entity.

00:09:56 Speaker 1

The first development of a tourism residential was petty God in those cobbles, and by then we made our family very powerful.

00:10:07 Speaker 1

You know politically powerful, whatever economically saying.

00:10:13

And they.

00:10:14 Speaker 1

Started going through these bylaws and said.

00:10:18 Speaker 1

This doesn't work.

00:10:19 Speaker 1

You know we have all these lots over here.

00:10:22 Speaker 1

Each one of them is different and got.

00:10:25 Speaker 1

You know this might work fine for your low income situation, but for.

00:10:29 Speaker 1

Us, it's not going to work.

00:10:31 Speaker 1

We need to make our own bylaws.

00:10:35 Speaker 1

Talk to the Congress of Baja California South and they.

00:10:37 Speaker 1

Made a little carve out form.

00:10:43 Speaker 1

We start getting informed and I start looking at these at the rules.

00:10:46 Speaker 1

It's like how you know these rules.

00:10:49 Speaker 1

I mean we have 106.

00:10:50 Speaker 1

Lots and I.

00:10:51 Speaker 1

See let's follow here that there isn't A2 lots that are similar that are exactly the.

00:10:55 Speaker 1

Same size.

00:10:57 Speaker 1

So if we're going to go to the vezels.

00:10:59 Speaker 1

And it talked.

00:11:00 Speaker 1

About it at that time of the MDB, so it's your voting and the diesel percentage was your.

00:11:07 Speaker 1

Was your dude?

00:11:09 Speaker 1

Was like, oh.

00:11:09 Speaker 1

Man, that's gonna take forever to calculate every time we vote. It's like you know, well Fargo, you might have you know 1.13.

00:11:19 Speaker 1

Percept and.

00:11:22 Speaker 1

Debbie, you're my bean .77. It's like how you know when we go to vote. It's like man, this is going to be a long.

00:11:30 Speaker 1

And by by then I was talking to guide on and the and the notary is like shoot. We have 106 homesites and to split the the do is 106 different ways and the votes 106 different ways is hold up.

00:11:47 Speaker 1

Right here in this clause.

00:11:49 Speaker 1

Resident tourist residential tourist residential.

00:11:53 Speaker 1

Is like OK, that's an interesting clause.

00:11:56 Speaker 1

There was there was there was there was many other condominium regimes that stipulates in there from low income housing to residential to storage, to to industrial all these.

00:12:12 Speaker 1

Different kinds, they all had to comply with that regulation, except for tourist, residential and then we had this.

00:12:22 Speaker 1

Big carve out.

00:12:25 Speaker 1

It says in there you can basically make your own reservations for the duration.

00:12:29 Speaker 1

Then you are autonomous and independent and.

00:12:33

It's like wow.

00:12:34 Speaker 1

Did I read that right?

00:12:36 Speaker 1

And I'd go back and say, hey, how about how about it?

00:12:38 Speaker 1

Can we just make it 1 lot 1?

00:12:40 Speaker 1

Vote one dues so yeah, you make your own.

00:12:45 Speaker 1

And OK, that's cool.

00:12:47 Speaker 1

And can we just put in there?

00:12:49 Speaker 1

You know it talks about you will have.

00:12:51 Speaker 1

One annual meeting.

00:12:52 Speaker 1

At least one annual meeting and I said, can we go ahead and embed in there when it's going to be so that we all know you know years in?

00:12:59 Speaker 1

Advance when we're going to have it.

00:13:00 Speaker 1

So yes, you make your own.

00:13:02 Speaker 3

I really did.

00:13:02 Speaker 1

Your own or make their own rules.

00:13:04 Speaker 1

It's like fine, OK, most.

00:13:06 Speaker 1

Of our most of the people.

00:13:08 Speaker 1

That we think we're going to sell to.

00:13:09 Speaker 1

Are probably going to.

00:13:10 Speaker 1

Be foreigners, we're probably going to.

00:13:12 Speaker 1

Be down here most of the winter.

00:13:14 Speaker 1

Come down in the fall, but then we're going to get busy with the holidays.

00:13:18 Speaker 1

And it's like, why don't we?

00:13:19 Speaker 1

Pick Saturday in the last Saturday of.

00:13:21 Speaker 1

January, it's like.

00:13:23 Speaker 1

It's me, so we played the last day of Saturday and it's like well if we do that we need to.

00:13:28 Speaker 1

We need a fiscal year.

00:13:30 Speaker 1

How are we going to, you know, we can't make it to January 1st, 'cause we've already.

00:13:33 Speaker 1

We're having the meeting after we've already started the year.

00:13:36 Speaker 1

Let's make a fiscal year March 1st through.

00:13:39 Speaker 1

1st April 1st. Thank you and March 31st. Yeah it prefers through March 31st.

00:13:45

We can do that.

00:13:49 Speaker 1

A few changes like that, it is like you know about all these rules.

00:13:55 Speaker 1

It's like we had established good contacts with with with different people and we had the regulation of of of pedagog we had, you know, said Louise Guide on the attorney was.

00:14:08 Speaker 1

The President of the Association of La Concha, La Concha condominium regime and says, hey here.

00:14:15 Speaker 1

Take beats so we had.

00:14:17 Speaker 1

You know three or four different regulations, and we started trying.

00:14:22 Speaker 1

To fine tune them.

00:14:23 Speaker 1

To what would work for us and.

00:14:26 Speaker 1

In the in the in the in.

00:14:28 Speaker 1

The rules of Baja California. South it 'cause it talks about you need 75% of the owners.

00:14:35 Speaker 1

To approve a change.

00:14:38 Speaker 1

And it's like, man, that's going to be a tall mountain climb.

00:14:41 Speaker 1

We all want to change our bylaws.

00:14:42 Speaker 1

We're going to have to, you know.

00:14:45 Speaker 1

To get 75% of the owners to agree on something is, yeah, that's a good idea, but it is in practicality.

00:14:51 Speaker 1

Is it ever going to happen?

00:14:53 Speaker 1

That's gonna be tough. Why don't we make it so? It's it's 75% of.

00:14:57 Speaker 1

Of the quorum.

00:14:59 Speaker 1

Which is also a little bit dangerous because you could have a small small group really deciding for for a lot of others.

00:15:06 Speaker 1

So it's like, OK, let's let's.

00:15:08 Speaker 1

Go ahead and do that.

00:15:09 Speaker 1

We'll try to get you know it's it's already.

00:15:11 Speaker 1

Everybody knows the.

00:15:13 Speaker 1

The last Saturday.

00:15:14 Speaker 1

Of January is a joy meeting any changes you better be well represented because whoever shows up there can.

00:15:23 Speaker 1

Is capable of changing the bylaws.

00:15:28 Speaker 2

So that's.

00:15:29 Speaker 1

Going to the notary.

00:15:31 Speaker 1

You know, before that before before all we, we finally finalized our our rules and we showed him to, you know, would refine that with Gaitan and.

00:15:42 Speaker 1

I spent 10s of thousands of dollars of legal fees with him and then 10s of thousands of dollars of.

00:15:49 Speaker 1

Of fees, legal fees with with the notary working through our way through this process and year.

00:15:54 Speaker 1

Long process of working every every day.

00:15:57 Speaker 6

This is 2007.

00:15:58 Speaker 1

2007 yes by the time. By the time it's all done 2008 two.

00:16:04 Speaker 1

1008 had.

00:16:04 Speaker 1

Rolled around.

00:16:05 Speaker 1

So 2008 the updated updated rules of Baja California South that come out.

00:16:14 Speaker 1

They've basically changed.

00:16:16 Speaker 1

One thing besides cleaning up the verbiage.

00:16:19 Speaker 6

Uh, uh.

00:16:20 Speaker 1

The the rules that were that were in two.

00:16:24 Speaker 1

1004 rules

00:16:26 Speaker 1

Talked about the the monitor that that the.

00:16:29 Speaker 1

Yeah, the.

00:16:33 Speaker 6

Drawn blank here.

00:16:35 Speaker 1

When you're when you're late payment the the penalties.

00:16:40 Speaker 1

Thank you.

00:16:40 Speaker 1

The penalties have been set in pesos.

00:16:44 Speaker 1

The 2008 rules had started this new thing called OMA.

00:16:52 Speaker 3

Almost all my.

00:16:53 Speaker 1

Stands it basically said it was a unit speaker.

00:16:59 Speaker 9

Any that monetary?

00:17:00 Speaker 1

Money thought yeah it was.

00:17:02 Speaker 1

It was like it's like, uh, it was very similar to the minimum wage, but it.

00:17:05 Speaker 1

Was something that was established then instead.

00:17:07 Speaker 1

Of every rule, every few.

00:17:09 Speaker 1

Years happened to be updated 'cause inflation?

00:17:11 Speaker 1

Had taken off.

00:17:12 Speaker 1

Instead of embedding the peso amounts in there, they said you know the the the first penalty is 1 NUMA and the second penalty is.

00:17:20 Speaker 1

Tumors and and so forth.

00:17:22 Speaker 1

And so embedded in old Mexican law during that time was a phase over to the umas.

00:17:30 Speaker 1

For for fees or penalties and that.

00:17:32 Speaker 1

Sort of thing.

00:17:34 Speaker 1

It was the.

00:17:34 Speaker 1

First time I.

00:17:35 Speaker 1

Had seen it.

00:17:35 Speaker 1

It's like, oh man.

00:17:37 Speaker 1

In order we.

00:17:38 Speaker 1

Every time we're going to do a penalty, we gotta go back to the to the official registry and find out what the UMA is for for this year and get the calculator out.

00:17:48 Speaker 1

I wish probably because you know inflation estate is eating us up to with our with our with our different aspects of of of penalties.

00:17:57 Speaker 2

I wish I.

00:17:57 Speaker 1

Would have just put it in their left.

00:17:59 Speaker 1

Put it in in.

00:18:00 Speaker 1

Whom us you know and then and then.

00:18:03 Speaker 1

That would keep up with.

00:18:04 Speaker 1

Inflation our our our penalty system is in pesos.

00:18:08 Speaker 1

Therefore it needs to be updated.

00:18:10 Speaker 1

You know in pesos or we can change over it.

00:18:12 Speaker 1

So if we so.

00:18:13 Speaker 1

Decide to umus.

00:18:15 Speaker 1

But those are some of the some of the changes that that we took the liberty to do really with the spirit of the whole time.

00:18:22 Speaker 1

Yeah, it's like.

00:18:24 Speaker 1

I my.

00:18:26 Speaker 1

Entire career was was was was with.

00:18:29 Speaker 1

A lot of rules.

00:18:29 Speaker 1

And regulations and stipulations, and shall not sundus and maze and.

00:18:34 Speaker 1

And it's like, you know.

00:18:36 Speaker 1

What I just I just?

00:18:37 Speaker 1

Want to?

00:18:37 Speaker 1

Come here and and and create something that I've lived peacefully with my neighbors.

00:18:43 Speaker 1

We have we'll have.

00:18:44 Speaker 1

Yes, you know, then now that we have in our own bylaws, let's make some really basic.

00:18:48 Speaker 1

Big things like you know, not loud noises, not too many junky cars in the yard.

00:18:54 Speaker 1

Yeah, keep it at the very basic and if we want to change it we had the means of changing.

00:19:00 Speaker 1

It within our.

00:19:01 Speaker 1

Own bylaws so that's that, was a spirit that was all created.

00:19:05 Speaker 1

Our bylaws, then, before they were even sent to the notary we we took him to the municipality to send us an.

00:19:15 Speaker 1

And I had them go through it and they approved it.

00:19:17 Speaker 1

Stamped it.

00:19:18 Speaker 1

We've got all the stamps.

00:19:19 Speaker 1

And then I.

00:19:20 Speaker 1

Took that when the notary was ready to to bring it all together and create the the document.

00:19:27 Speaker 1

The Constitution of the of the condominium regime.

00:19:32 Speaker 1

For this it's like Gaitan.

00:19:36 Speaker 1

The rules of our California South.

00:19:38 Speaker 1

You know they they establish different things.

00:19:42 Speaker 2

But you can't.

00:19:43 Speaker 1

Get there from here, in other words.

00:19:45 Speaker 1

We collect zoos.

00:19:46 Speaker 1

Do we keep it all in a in a in a in a cash box and then pay it out from there and says no, not really.

00:19:51 Speaker 1

You know, I I knew the answer is like you.

00:19:53 Speaker 1

Have a.

00:19:54 Speaker 1

Homeowners association so so Shawn CV, a legal entity.

00:19:59 Speaker 1

The condominium regime in itself is not a legal entity, it's a.

00:20:03 Speaker 1

It's a document that exists.

00:20:05 Speaker 1

Of of how we are but.

00:20:07 Speaker 1

It's not.

00:20:07 Speaker 1

It's not a legal entity.

00:20:08 Speaker 1

T into itself so.

00:20:10 Speaker 1

So you said you have to create and then I will help you and I'll say Louise got done was the 1st President of this association.

00:20:16 Speaker 2

I will I will.

00:20:18 Speaker 1

Create an association.

00:20:20 Speaker 1

Before you sell any land you as a.

00:20:22 Speaker 1

Developer and me is the as the head of.

00:20:25 Speaker 1

This civil association, when.

00:20:27 Speaker 1

It's created at own 0 and that's.

00:20:29 Speaker 1

Real money we we will.

00:20:31 Speaker 1

We will join together.

00:20:32 Speaker 1

We will have a joint meeting where the Civil Association accepts you know the the the that that.

00:20:40 Speaker 1

One lot in.

00:20:41 Speaker 1

Palo Verde is is is it is, is is tide together.

00:20:47 Speaker 1

Legally, they are.

00:20:49 Speaker 1

They were part of the Homeowner Association where they like it or not, and I did as part as the developer.

00:20:54 Speaker 1

I said I accept the homeowner association to represent the homeowners.

00:20:59 Speaker 1

In in in these matters.

00:21:01 Speaker 1

That's that's that's pretty much pretty much.

00:21:04 Speaker 1

The way it went I I know.

00:21:06 Speaker 1

There's been questions here lately, so it's like, OK, well, let me let me let me look at this and I'm looking with the with the attorney.

00:21:15 Speaker 1

Says yeah OK I

00:21:17 Speaker 1

He initially had not seen that clause in there.

00:21:19 Speaker 1

You know, he reads a lot of law, but he doesn't.

00:21:21 Speaker 1

He wasn't looking specifically.

00:21:23 Speaker 1

Uh, initially at that very clause and said, oh.

00:21:27 Speaker 1

Yeah, that's that's.

00:21:27 Speaker 1

Interesting, that's that's that's the only clause in.

00:21:30 Speaker 1

The whole by law that makes you.

00:21:31 Speaker 1

Well, it allows you to do whatever you want.

00:21:34 Speaker 1

Yeah, that that's it.

00:21:35 Speaker 1

This is well, what's you know?

00:21:37 Speaker 1

What's the the basis of all this?

00:21:39 Speaker 1

And then we went into you know what?

00:21:42 Speaker 1

It didn't stipulate the law.

00:21:43 Speaker 1

Then what what was, uh, a truism residential.

00:21:47 Speaker 1

And now it does and you know we qualified for it then and we qualify for today.

00:21:53 Speaker 1

Today it talks about.

00:21:55 Speaker 1

I think 9.

00:21:55 Speaker 1

150,000 of these.

00:21:58 Speaker 9

One Walmart.

00:22:00 Speaker 1

Almost, which ends up being and then I subdivide it out per lot 40,000 forty \$1000. So and that include the land, the infrastructure and the construction. So we exceed that by a multitude multiple.

00:22:17 Speaker 1

There's an, it says then the law says.

00:22:20 Speaker 1

Or or the other?

00:22:22 Speaker 1

If if it's determined to be of substantial economic.

00:22:29 Speaker 1

Benefit to the municipality into the community so.

00:22:36 Speaker 1

So that word.

00:22:36 Speaker 1

Of tourism stuck out at me, it's.

00:22:38 Speaker 1

Like, well, what you know, are we or what's what's a tourist anyway?

00:22:41 Speaker 1

Do you know a lot of us have different.

00:22:45 Speaker 1

We're good statuses here in Baja are.

00:22:50 Speaker 1

Are we a tourist or are we?

00:22:52 Speaker 1

What are we?

00:22:53 Speaker 1

So today I went down to the Tourism office in Maha South.

00:22:58 Speaker 1

I talked to the director of Baja South, last name of rueful.

00:23:07 Speaker 1

Kind of it's like hey what's what's?

00:23:08 Speaker 1

What's a tourist bus, is it?

00:23:10 Speaker 1

There's different different definitions but but in in the broad terms it is.

00:23:17 Speaker 1

It is somebody that's this.

00:23:18 Speaker 1

It's a foreigner.

00:23:20 Speaker 1

That is.

00:23:21 Speaker 1

The that is bringing money from from outside.

00:23:26 Speaker 1

In other words, they're not working.

00:23:28

In here.

00:23:29 Speaker 1

And generally that they report those taxes in their in their home country.

00:23:34 Speaker 6

So if.

00:23:35 Speaker 1

If you're if you're immigrant, if you're if you are.

00:23:38 Speaker 1

If you are naturalized citizen or working down here, you're no longer an immigrant and no longer trips but.

00:23:46 Speaker 1

For the most part.

00:23:48 Speaker 1

You know, and then I said, well, it's just why?

00:23:50 Speaker 1

What do you, what you ask and I said, well, I developed some land down, sent an audio and and we we you know we're trying to just you know, odd our way through verifying that we are still a a residential tourism development.

00:24:08 Speaker 1

And I see she.

00:24:09 Speaker 1

Asked well what what, what, what development.

00:24:11 Speaker 3

What's that?

00:24:11 Speaker 1

As I say that.

00:24:12 Speaker 1

She had this problem ready.

00:24:13 Speaker 1

I said, oh, I'm very familiar.

00:24:14 Speaker 1

With it you know she gave.

00:24:16 Speaker 1

The name uh neighbor?

00:24:17 Speaker 1

Not too far from from my house.

00:24:19 Speaker 1

This is I I've been in there many times in this beautiful development and.

00:24:23 Speaker 1

From what I understand.

00:24:25 Speaker 1

The the the people living there.

00:24:26 Speaker 1

Yes they they are tourists because they've.

00:24:28 Speaker 1

They've come down here to spend money that they acquired somewhere else and enjoy.

00:24:33 Speaker 1

Whether they're so, that's that's the tourism part I I went to guide down again and said, hey, what's is or is there any?

00:24:44 Speaker 1

Where are we on?

00:24:45 Speaker 1

This and I said.

00:24:47 Speaker 1

We've done 2 developments ourselves, the SALVATERA some.

00:24:51 Speaker 1

Of you might be familiar.

00:24:52 Speaker 1

With and, they're doing another development.

00:24:54 Speaker 1

Same thing residential tourism.

00:24:57 Speaker 1

That's that's in their make, and she showed me the Constitution of.

00:25:01 Speaker 1

Of their condominium regime, very similar to ours and there is embedded the the rules and regulations.

00:25:07 Speaker 1

Now they will operate so.

00:25:11 Speaker 1

I went to the I went.

00:25:12 Speaker 1

To the notary and I was like, hey.

00:25:14 Speaker 1

You know, here's here's what you wrote 15 years ago.

00:25:17 Speaker 1

You know what's what's the?

00:25:19 Speaker 1

Validity of all this is anything changed.

00:25:21 Speaker 1

Here's what, here's the.

00:25:22 Speaker 1

Rules and he says, you know, we spent 1/2 hour of leaping through the key sections are there and.

00:25:27 Speaker 1

Says you know what I've?

00:25:30 Speaker 1

That's it I.

00:25:31 Speaker 1

I was doing today again, I that's.

00:25:32

What it would look?

00:25:33 Speaker 1

Like you know.

00:25:34 Speaker 1

Words change.

00:25:37 Speaker 1

Things get added, things get removed, but it would be.

00:25:39 Speaker 1

That what you have so.

00:25:42 Speaker 1

That's you know I.

00:25:43 Speaker 1

I don't pretend to know everything.

00:25:46 Speaker 1

I I I I think, and I hope I go and talk to the right people when I.

00:25:51 Speaker 1

Have a doubt and.

00:25:55 Speaker 1

Can I ask you a?

00:25:55 Speaker 10

Question so it sounds to me we have two.

00:25:56 Speaker 6

Of course.

00:25:59 Speaker 10

Legal bodies one is called the.

00:26:04 Speaker 10

And the other one is called the homeowner.

00:26:06 Speaker 10

Association, let's say association right.

00:26:09 Speaker 1

They were created two different ones.

00:26:10 Speaker 1

They were married OK.

00:26:11 Speaker 11

Similar for sushi.

00:26:12 Speaker 1

They were married so that the developer that was me accepted the homeowner association to represent and to be 1 entity.

00:26:21 Speaker 1

What there?

00:26:22 Speaker 1

Was is like.

00:26:23 Speaker 1

Reading reading the the rules, you know the they never.

00:26:27 Speaker 1

Start talking about a homeowner association.

00:26:29 Speaker 1

They they don't have to.

00:26:31 Speaker 1

They made the rules, you know, but it it it gives no vehicle in order to create a legal entity for us to be able to open a bank account to defend ourselves.

00:26:41 Speaker 1

That is the.

00:26:42 Speaker 1

Uh, asociacion Simi.

00:26:45 Speaker 1

And they're married.

00:26:47 Speaker 1

The owner of all 106 lots which happened to be me and my son.

00:26:52 Speaker 1

Through Promotora Palo Verde, we accepted that the they would be one and the same as far as the as far as the representation.

00:27:02 Speaker 1

So that we wouldn't have to board.

00:27:03 Speaker 1

It doesn't make any I I I maybe I'm too stupid but.

00:27:08 Speaker 1

I don't know why we need two boards.

00:27:11 Speaker 1

When we can just have one board and be clean with it.

00:27:14 Speaker 1

And be done with.

00:27:15 Speaker 11

They don't have a bullet there, do they?

00:27:15 Speaker 1

So that was my thinking and that's that's the way these other developments work is.

00:27:20 Speaker 1

Like they have one board.

00:27:22 Speaker 10

Because I'm a small, I'm a little bit trained in legal, so when I hear legal entity or I hear organization that they have certain laws like the regime law and then they have this bill association law and they apply to.

00:27:35 Speaker 10

Those I I do believe that in 2016 the laws were changed here in a way that.

00:27:42 Speaker 10

They can be married since 2016.

00:27:44 Speaker 1

Yeah they were married back in 2008 July 5th of 2008.

00:27:49 Speaker 9

You're talking about no.

00:27:52 Speaker 9

You talked about when you started out, not really.

00:27:55 Speaker 9

Yeah, and then you're married to Orson, what what?

00:27:58 Speaker 1

I did not start the I did not I I would have had no part. You know legally I financially I did of the association Jose Luis Gaitan was the president's Yvonne Sanchez was a secretary I believe and and the.

00:28:15 Speaker 1

Jorge Ivara was the treasurer.

00:28:19 Speaker 1

Those those were all joined with our very first meeting that as soon as we had the document back from the CATASTRAL, the registry.

00:28:29 Speaker 1

That's that's the first thing we did before.

00:28:31 Speaker 1

We sold any.

00:28:31 Speaker 1

Locks, it's like, hey?

00:28:34 Speaker 10

Is there a marriage certificate or something?

00:28:38 Speaker 1

Basically, yeah, yeah, basically.

00:28:40 Speaker 6

What vehicle did you use to marry them?

00:28:41 Speaker 4

Right?

00:28:42 Speaker 1

It was a.

00:28:43 Speaker 1

It was a.

00:28:44 Speaker 1

It was a it was a the minutes of a joint meeting.

00:28:49 Speaker 1

We had a legal joint meeting.

00:28:52 Speaker 6

Was that?

00:28:53 Speaker 1

Right, but I want to say.

00:28:55 Speaker 1

July of 2008.

00:28:57 Speaker 1

And that's been respected by that was registered.

00:29:01 Speaker 1

That was it's been respected by every.

00:29:06 Speaker 11

I have a question so when you started you had a board and there was heavy pan or as the President and Deborah was treasurer and as well Sanchez was.

00:29:17 Speaker 11

Yeah until you had a board.

00:29:18 Speaker 1

That the board was the the board I I had not.

00:29:22 Speaker 1

I did never as designated.

00:29:24

Yeah, in in.

00:29:25 Speaker 11

Yeah, and you called yourself the board.

00:29:26

In in the aspect.

00:29:28 Speaker 1

Of the association of the of the development.

00:29:33 Speaker 1

OK, it's it already had that there was going to be, and that's when they were named.

00:29:38 Speaker 1

They were named joint.

00:29:39 Speaker 1

It's the same, actually.

00:29:40 Speaker 11

Understand, but now I've been told that you don't have a board.

00:29:43 Speaker 11

Here anymore of course.

00:29:44 Speaker 11

We do, he told us we didn't have a board but.

00:29:47 Speaker 11

We only had a vigilante committee.

00:29:49 Speaker 1

The oversight committee.

00:29:51 Speaker 1

It's not a.

00:29:53 Speaker 11

Yeah, I know, but in oversight committees.

00:29:54 Speaker 9

That have vigilance.

00:29:55 Speaker 11

The Oversight committee looks after it looks after the administrator.

00:29:57

Yeah it will.

00:29:58 Speaker 2

Look that, but it's it is.

00:29:58 Speaker 11

And yeah, yeah.

00:30:00 Speaker 1

It is the board.

00:30:01 Speaker 1

You can call it whatever you want if it if it.

00:30:03 Speaker 1

You know quacks like a duck and looks like a duck and smells like a duck.

00:30:07 Speaker 1

You know, even though it might.

00:30:08 Speaker 1

Not have a duck name on it.

00:30:09 Speaker 1

It's probably probably a duck.

00:30:10 Speaker 1

It's it's along those lines.

00:30:12 Speaker 1

It it says so right in our bylaws, OK?

00:30:15 Speaker 1

So the bylaws are registered, that is, that is how.

00:30:18 Speaker 1

We we operate.

00:30:20 Speaker 9

I'm surprised that I make it's impression at the moment that you put the bylaws hour.

00:30:27 Speaker 9

Follow for follow.

00:30:28 Speaker 9

Verifiable apophasis state law no no.

00:30:32 Speaker 1

And that's I, you know.

00:30:35 Speaker 1

And I'm not here to argue.

00:30:37 Speaker 1

I'll here to point out what I think.

00:30:40 Speaker 1

But if you don't agree, you probably need to go do something else.

00:30:45 Speaker 1

It does not involve me directly conversing.

00:30:48 Speaker 1

I am pretty well convinced I'm I'm going to read.

00:30:54 Speaker 1

I'll read it in Spanish and then and then.

00:30:57 Speaker 1

I do have just a Google Translate of it.

00:31:11 Speaker 3

Yellow, yellow.

00:31:12 Speaker 6

Where is that priest?

00:31:14 Speaker 6

Not for Easter residential in the.

00:31:16 Speaker 2

Wall and then well.

00:31:18 Speaker 1

I'm gonna read it right here, OK?

00:31:20 Speaker 1

So I believe you can.

00:31:21 Speaker 1

If you dig down deep enough and then you know you can find the law Baja California South.

00:31:27 Speaker 6

You got a article.

00:31:28 Speaker 1

If you look for it online directly.

00:31:30 Speaker 1

Yeah, I'll get it to you.

00:31:31 Speaker 1

OK, but but if but this is all available online, it's let's see here.

00:31:39 Speaker 1

Page 7 If you download it Article 5.

00:31:48 Speaker 1

Article 4.

00:31:51 Speaker 1

It talks well.

00:31:53 Speaker 1

The page before that talks about industrial commercial of office of mixed of.

00:32:03 Speaker 1

Various different types of condominium regime.

00:32:09 Speaker 1

And then.

00:32:12 Speaker 1

Four, it says, trust.

00:32:15 Speaker 1

Police decoders in Seattle.

00:32:18 Speaker 1

I'm just going to try to find it in English and now because we're all talking English, I lie I.

00:32:22 Speaker 1

Accept what Google will say about it.

00:32:29 Speaker 1

But the first illegal is.

00:32:34 Speaker 1

Tourist residential

00:32:37 Speaker 1

Maudet modality modality.

00:32:41 Speaker 1

Modality adopted by the incorporator.

00:32:45 Speaker 1

That's me by means, of which he reserves the right to determine the organization.

00:32:51 Speaker 1

Administration operation modification of the condominium property regime.

00:32:59 Speaker 1

And this is the most important.

00:33:00 Speaker 1

In an autonomous and unchangeable manner during the entire time established.

00:33:06 Speaker 1

By their articles of incorporation.

00:33:07 Speaker 1

We don't have a dead set time and it's whenever 75% of.

00:33:13 Speaker 1

The members decide they don't want a condominium.

00:33:16 Speaker 1

So there's no, there's no drop dead time.

00:33:18 Speaker 1

It's in their terms and provisions in chapter two, Title 5 of this.

00:33:22 Speaker 1

Law it gives more things of what what should be.

00:33:27 Speaker 1

Or or what can?

00:33:27 Speaker 1

Be so it's very specific.

00:33:30 Speaker 1

If you'll notice.

00:33:31 Speaker 1

You'll do your.

00:33:32 Speaker 1

You know if you're really curious about this and look at all the other ones.

00:33:35 Speaker 1

There isn't any other condominium regime of any of these other types that allow this that was put in there.

00:33:44 Speaker 1

Thank you too.

00:33:46 Speaker 1

Yeah their God in Cabo San Lucas.

00:33:49 Speaker 1

The most exclusive homes in bomb.

00:33:54 Speaker 1

And many others since then, you know there's probably there's a number.

00:33:59 Speaker 1

Of them here.

00:34:01 Speaker 1

And that's why our condominium bylaws may.

00:34:05 Speaker 2

Not look like.

00:34:07 Speaker 1

Who knows what other condominium?

00:34:09 Speaker 1

Because why?

00:34:10 Speaker 1

Because we get to make our own bylaws.

00:34:12 Speaker 1

It says.

00:34:12 Speaker 1

Here again, autonomous and unchangeable.

00:34:16 Speaker 1

Manner during the entire.

00:34:17 Speaker 1

Time, so it's it's like.

00:34:19 Speaker 6

Play in perpetuity you.

00:34:20 Speaker 1

Guys figured out.

00:34:21 Speaker 1

It's like you know your tourist development.

00:34:25 Speaker 8

You you want special rules.

00:34:27 Speaker 1

Fine, knock yourselves out.

00:34:28 Speaker 1

You guys gotta live by it.

00:34:30 Speaker 7

That's what we were looking.

00:34:39 Speaker 10

So then my question that I come back to is there are actually not two separate entities like the regime and the civil association.

00:34:47 Speaker 10

They are all one.

00:34:48 Speaker 1

You are one.

00:34:49 Speaker 10

And then the bylaws are attached to this one.

00:34:53 Speaker 10

Or are they attached to the part of it, like the regime they attach to the one?

00:34:57 Speaker 1

They're catching both.

00:34:59 Speaker 4

To both OK.

00:35:00 Speaker 1

Yeah, it's it's because they're one in the same, the the bylaws were embedded, and I, you know, I I didn't bring all the paperwork and I don't don't.

00:35:08 Speaker 1

But but in our.

00:35:11 Speaker 1

This this is this is what this is a copy of the Constitution of of of the Development.

00:35:16 Speaker 1

This this has nothing to do with hohs.

00:35:18 Speaker 1

This is just the land and the common areas and how all that works and in here you know there's going to be the individuals.

00:35:26 Speaker 1

But also in here.

00:35:27 Speaker 1

Is our regulations the ones that we live by today we have, you know this is version one.

00:35:35 Speaker 1

Then we went to.

00:35:36 Speaker 1

Remember the numbering.

00:35:37 Speaker 3

Version 3.

00:35:39 Speaker 1

Did we just go?

00:35:40 Speaker 1

123 I I don't remember if there.

00:35:42 Speaker 12

Yeah it was a 122 point one and three we have.

00:35:42 Speaker 6

Was a point and there is.

00:35:47 Speaker 6

OK.

00:35:48

OK.

00:35:49 Speaker 10

So we are. We have #3 not #2 because I have number.

00:35:50 Speaker 12

Yes, yeah, I'm ready where we are three.

00:35:52 Speaker 10

Two before OK.

00:35:54 Speaker 2

So that was embedded.

00:35:55 Speaker 1

In here before, before I took it to the notary.

00:35:59 Speaker 1

It's the direction they sent.

00:36:01 Speaker 1

A sentimental so monos, uh.

00:36:04

That's a good translation.

00:36:06 Speaker 1

Of communities of of settled settled human settlements.

00:36:10 Speaker 1

Is is really the?

00:36:11 Speaker 1

You know, they they're they accepted it, they approved it before we we married it to this article.

00:36:20 Speaker 1

And then we took it to the notary and and he stamped it, approved it, and then from there all Dust Bowl nicoson catastral registered it all.

00:36:30 Speaker 1

So that's that's that's kind of the rules we we live by.

00:36:34 Speaker 1

We can change them.

00:36:36 Speaker 1

You know, let's if we.

00:36:38 Speaker 3

Let's have a.

00:36:38 Speaker 1

Meeting and in 75% of the of who's there.

00:36:44 Speaker 1

You know, if if we're legal registered, what's that?

00:36:48 Speaker 6

Registered under.

00:36:49 Speaker 6

Half the end.

00:36:49 Speaker 6

Of Palo Verde.

00:36:51 Speaker 6

Over there yeah curious yeah.

00:36:57 Speaker 4

No, that's it.

00:37:04 Speaker 10

Question, yeah, so I thought before.

00:37:09 Speaker 10

You expanded.

00:37:11 Speaker 10

There are certain offices connected with certain organizations, so our regime has the surveillance board right.

00:37:17 Speaker 2

Oversight Committee I.

00:37:18 Speaker 2

I like to call it.

00:37:19 Speaker 1

Oversight committee but yes.

00:37:20 Speaker 3

Right?

00:37:21 Speaker 10

And then the homeowners association, similar to like in the US, has a president and as a treasurer.

00:37:28 Speaker 10

And so I thought, since we have those and I never was clear how do they exactly?

00:37:32 Speaker 10

But should we have a surveillance committee and then the officers?

00:37:36 Speaker 10

Of the hoia or.

00:37:37 Speaker 1

I'd have to ask why?

00:37:41 Speaker 7

Because we have.

00:37:42 Speaker 10

Two organizations that.

00:37:43 Speaker 2

No there is.

00:37:44 Speaker 1

There's one organization, absolutely one organization, and by.

00:37:45 Speaker 7

OK.

00:37:48 Speaker 1

The way promoter.

00:37:49 Speaker 1

Palo Verde, the the company that developed this owns 0 land here.

00:37:54 Speaker 1

It's completely sold out.

00:37:57 Speaker 1

So they're no longer player.

00:37:59 Speaker 3

Right?

00:38:01 Speaker 1

So you're you're in, you know the hoia, that is it, that is it.

00:38:05 Speaker 1

They they have the the legal power to do whatever whatever the HK decides.

00:38:11 Speaker 1

But it's just one body.

00:38:13 Speaker 10

So when the marriage occurred, the necessity to have a surveillance committee and to have a HIA board diminished we had.

00:38:19 Speaker 10

Just gone.

00:38:20 Speaker 1

It it is 1 the same, there never was a.

00:38:22 Speaker 13

It never required is what I would want.

00:38:23 Speaker 1

They were never.

00:38:24 Speaker 1

They were never required.

00:38:25 Speaker 1

I established the rules that we just have one.

00:38:28 Speaker 7

OK.

00:38:31 Speaker 1

There was never 2.

00:38:33 Speaker 7

OK, yeah.

00:38:36 Speaker 12

And at Ricardo, Buyer says you as a homeowner has a right to change it.

00:38:41 Speaker 12

But you need that 70.

00:38:42 Speaker 12

5% to change.

00:38:44 Speaker 12

It and it.

00:38:44 Speaker 1

Right?

00:38:44 Speaker 12

Will be your decision.

00:38:46 Speaker 12

It's not that you need to re type.

00:38:53 Speaker 11

75% of the people present at that particular meeting.

00:39:01 Speaker 1

No, we live higher own bylaws.

00:39:02 Speaker 12

Yeah, yeah, you're right, yeah yeah yeah.

00:39:03 Speaker 1

That's yeah it.

00:39:04 Speaker 1

It is by you know, for better, for worse, for better, for worse than in 75%.

00:39:08 Speaker 12

Yeah, so yeah they again you're right.

00:39:10 Speaker 1

So please, if there ever is a duly, you know a meeting established, please make sure you're represented one way or another.

00:39:19 Speaker 1

Because things can happen if we're not well represented.

00:39:22 Speaker 1

That's that's the only caveat.

00:39:24 Speaker 1

Otherwise, you know what if we would have established that that.

00:39:29 Speaker 1

By the you know, follow the same.

00:39:31 Speaker 1

Rules at the Baja California South.

00:39:33 Speaker 1

That might work in a low income housing where everybody lives there and everybody is going.

00:39:37 Speaker 1

To be right there in this community.

00:39:40 Speaker 1

Good luck on that.

00:39:41 Speaker 1

After the first year or two.

00:39:43 Speaker 1

Yeah, it was very hard.

00:39:45 Speaker 1

To have 75% even show up.

00:39:47

And then to.

00:39:48 Speaker 1

Get 100%.

00:39:49 Speaker 1

You know to to.

00:39:49 Speaker 1

Get 70 to get 100% of.

00:39:51 Speaker 1

Those to all agree on is like.

00:39:52 Speaker 1

You know and.

00:39:53 Speaker 1

Sometimes we did, we had in Chuck. Was there Chuck's been there for from the beginning?

00:39:58 Speaker 1

So you know this this conversation that we were having now, and Chuck Chuck Chuck knows, you know, we we had this.

00:40:07 Speaker 2

Very similar.

00:40:09 Speaker 1

Conversation probably 7-8 years ago.

00:40:12 Speaker 7

You know, it's like, yeah you.

00:40:13 Speaker 1

Guys don't know what you're doing.

00:40:14 Speaker 1

You know it's like OK.

00:40:18 Speaker 7

Not stuff.

00:40:19 Speaker 1

At all you know all the all.

00:40:20 Speaker 1

The the, the attorneys or attorneys, and others like.

00:40:23 Speaker 1

I'm not sure what they're talking about, but knocks self out and they let Chuck Chuck remembers that.

00:40:27 Speaker 4

OK.

00:40:29 Speaker 9

And is it?

00:40:30 Speaker 9

Is it is it right when I consume it?

00:40:34 Speaker 9

See, regime laws don't apply to us.

00:40:37 Speaker 1

Absolutely they do.

00:40:39 Speaker 9

No, only our pilots apply to us.

00:40:40 Speaker 7

Yes they do.

00:40:41 Speaker 1

No, no Sir, no Sir.

00:40:43 Speaker 9

This regime lost out.

00:40:45 Speaker 4

No no no no no.

00:40:46 Speaker 1

No, no, there is. The mods at 100%.

00:40:46 Speaker 9

Well either way.

00:40:48 Speaker 1

Effect they are above us.

00:40:50 Speaker 11

OK.

00:40:52 Speaker 10

So what happens when our bylaws conflict?

00:40:54 Speaker 10

With the regime log.

00:40:55 Speaker 1

No they don't.

00:40:56 Speaker 7

No, it is a, it's a.

00:40:56 Speaker 1

It says there.

00:40:57 Speaker 1

We can we, we are, you know you we.

00:40:59 Speaker 1

Are what's the verbiage the stuff like this red?

00:41:03 Speaker 1

We can make our own bylaws.

00:41:04 Speaker 1

That's that's a carve out that we have very specific to our kind development.

00:41:09 Speaker 1

If we were low income housing.

00:41:10 Speaker 1

If this was if this was a commercial property.

00:41:14 Speaker 6

Everything is wrapped around the tourist.

00:41:16 Speaker 1

Everything is wrapped around the tourist.

00:41:18 Speaker 1

Everything is wrapped around the tourist.

00:41:20 Speaker 1

And and and the director of Tourism agrees that we are a tourism residential.

00:41:25 Speaker 1

The our attorney.

00:41:27 Speaker 1

Does you know Gaitan does our notary does?

00:41:32 Speaker 1

The municipality is accepted as is as a is this kind of element, so I don't know where there's where there's a question.

00:41:39 Speaker 5

We could create a bylaw that they conflict with.

00:41:44 Speaker 1

There is no conflict because that gives us complete.

00:41:47 Speaker 1

Autonomy the word is that autonomy.

00:41:50 Speaker 10

But then then the the question that line I had.

00:41:52 Speaker 10

What's overriding here?

00:41:55 Speaker 10

You said the public law overwrites us if we create a by now that conflicts with the public law.

00:42:01 Speaker 1

We do not.

00:42:02 Speaker 1

We do not, because we comply with that clause.

00:42:05 Speaker 1

But thank you very much.

00:42:07 Speaker 1

Familia Rivera from from Lowe's.

00:42:09 Speaker 1

Kabos Riggall had them put in there.

00:42:13 Speaker 1

It's as if you were a tourist residential area.

00:42:15 Speaker 1

You can basically do whatever you want you.

00:42:18 Speaker 1

You obviously have enough money to spend, you know.

00:42:20 Speaker 2

You wanted their search.

00:42:21 Speaker 1

Play, knock yourself out you you get your lawyers write something up.

00:42:26 Speaker 1

And I heard beware, I, you know, I hope I hope everybody done their due diligence before moving in here.

00:42:33 Speaker 1

It's like how does it operate?

00:42:34 Speaker 1

Well, it's very clear those are.

00:42:35 Speaker 1

Those bylaws are available.

00:42:37 Speaker 1

Online there any?

00:42:39 Speaker 1

Your your real estate agent should advise you.

00:42:45 Speaker 2

Hey, I I've learned I've learned that.

00:42:47 Speaker 1

All they really care about is.

00:42:53 Speaker 3

Let me.

00:42:53 Speaker 13

On the website.

00:42:54 Speaker 2

They are on the website if you.

00:42:55 Speaker 5

He couldn't find it on the website.

00:42:57 Speaker 1

Ask me, I will tell you.

00:42:59 Speaker 8

I couldn't find one that wakes up.

00:43:01 Speaker 8

Yeah, 'cause this keeps coming up about whether the regime law is above the bylaws, etc.

00:43:07 Speaker 8

So my understanding.

00:43:08 Speaker 8

And correct me if I'm wrong from.

00:43:10 Speaker 8

Your understanding on this is the regime law gets.

00:43:13 Speaker 8

Self has a carve out because of this family with the Pedregal in the South so it is part of the regime law that gives that carve out which then allows our vital.

00:43:17 Speaker 1

100%.

00:43:24 Speaker 1

To do whatever we want, that's it.

00:43:25 Speaker 10

Wow, so it's impossible to create bylaws.

00:43:28 Speaker 10

That conflict with the regime law because within law.

00:43:30 Speaker 7

Has already abdicated.

00:43:32 Speaker 11

Allows you to conflict.

00:43:33 Speaker 7

Yeah, yeah yeah yeah exactly yeah OK so it's impossible we we can't even break the law with our bylaws.

00:43:37 Speaker 11

With this post.

00:43:39 Speaker 11

This is good.

00:43:40 Speaker 10

Laws before you understand, but just.

00:43:41 Speaker 1

Well, there's a carve out there.

00:43:42 Speaker 5

A little the phrase that they.

00:43:42 Speaker 1

The carve outs been there in 2004 and still in there almost verbatim.

00:43:46 Speaker 2

And you know.

00:43:46 Speaker 11

Oh, OK.

00:43:47 Speaker 9

Created by a lot of.

00:43:48 Speaker 5

Things we're going through.

00:43:48 Speaker 1

616 yeah.

00:43:50 Speaker 1

16 was the last room.

00:43:52 Speaker 1

But it's just been working.

00:43:53 Speaker 2

Both would be violating federal law, so no.

00:43:53 Speaker 1

You know, albeit it's actually working.

00:43:57 Speaker 8

There's a limit on.

00:43:59 Speaker 7

Yeah, yeah.

00:44:00 Speaker 11

I I think you know if.

00:44:02 Speaker 5

People are really unhappy.

00:44:03

With living in this community, then there's an easy answer.

00:44:05

Just move out.

00:44:06 Speaker 11

I don't think people are unhappy.

00:44:09 Speaker 8

We have been here and.

00:44:10 Speaker 12

Have been with the way things are running.

00:44:14 Speaker 10

Maybe you don't like people asking questions.

00:44:16 Speaker 5

I didn't say that at all.

00:44:17 Speaker 10

But it sounded like it.

00:44:20 Speaker 10

Because I didn't understand why you were saying what.

00:44:22 Speaker 10

You were saying otherwise.

00:44:22 Speaker 13

No, it doesn't matter.

00:44:23 Speaker 5

I missed it.

00:44:23 Speaker 10

It doesn't matter.

00:44:24 Speaker 10

OK then please.

00:44:25 Speaker 10

Forget about that comment then yeah.

00:44:26 Speaker 11

It's a little bit of a conflict, so you don't like it.

00:44:27 Speaker 1

There's difference.

00:44:27 Speaker 6

Between being unhappy and will need to be legal to protect your interests.

00:44:31 Speaker 6

Yeah, and that's that's why questions get answered, and for that statement.

00:44:31 Speaker 11

Yes, yeah.

00:44:33 Speaker 3

Of course.

00:44:34 Speaker 1

Who do you free?

00:44:34 Speaker 1

Yeah I.

00:44:35 Speaker 2

And that's I.

00:44:36 Speaker 2

I have no problem.

00:44:37 Speaker 6

Pretty way off thing.

00:44:37 Speaker 1

With that, that's fine.

00:44:38 Speaker 3

Yeah, yeah.

00:44:38 Speaker 1

Let's ask the questions I. I feel like I've done my due diligence by what I did and what we did. My son and I did in 2006 seven and eight to establish.

00:44:50 Speaker 1

This I feel comfortable.

00:44:53 Speaker 1

You know.

00:44:53 Speaker 1

I feel comfortable going back in the last week talking to the notary, talking to our attorney, talking to the to the Director of Tourism talking to Louise Sandra Gaitan.

00:45:04 Speaker 1

Louise Gaitan was on.

00:45:05 Speaker 1

The golf course, probably.

00:45:10 Speaker 2

But I I feel.

00:45:12 Speaker 1

You know, but Umm I I all I you.

00:45:14 Speaker 1

Know I established it I.

00:45:16 Speaker 2

Am I'm a homeowner.

00:45:17 Speaker 2

I'm right along with you.

00:45:19 Speaker 1

You know, if we can better our rules by having a 75% of the vote change it to whatever.

00:45:26 Speaker 1

As long as we.

00:45:26 Speaker 1

Have that I've never instruct Chuck as my witness.

00:45:30 Speaker 1

I've never gone against the majority of the membership.

00:45:34 Speaker 1

Never ever.

00:45:35 Speaker 6

Is is there a way to lose the tourist status?

00:45:38 Speaker 6

Like if you solve.

00:45:39 Speaker 6

X amount of.

00:45:40 Speaker 6

2 Mexican nationals.

00:45:42 Speaker 1

I don't, no, it's it's established.

00:45:44 Speaker 1

I mean, it's it was that's what they.

00:45:46 Speaker 1

Thought was I.

00:45:47 Speaker 2

I did not, we did.

00:45:48 Speaker 1

Not limited to to foreign nationals at all when.

00:45:51 Speaker 2

But it was it.

00:45:52 Speaker 6

Look like definition of what?

00:45:52 Speaker 1

Was big difference.

00:45:53 Speaker 6

A tourist is or the actual string felt.

00:45:54

Yeah, yeah.

00:45:55 Speaker 1

It's all predominant.

00:45:57 Speaker 1

It's not predominant, but.

00:45:59 Speaker 1

It's the same thing as.

00:46:00 Speaker 1

More than what is it preponderance?

00:46:02 Speaker 1

It has a word for ponders the preponderance.

00:46:04 Speaker 1

More more more.

00:46:05 Speaker 7

More than half.

00:46:06 Speaker 6

You're comfortable with that.

00:46:07 Speaker 6

There's no way they could take it away.

00:46:09

So I.

00:46:10 Speaker 2

Take it they're not going where they gotta take.

00:46:12 Speaker 6

Away what reestablishes it?

00:46:14 Speaker 2

And I've never I I I would find very little motive.

00:46:14 Speaker 6

Where the regime log?

00:46:19 Speaker 1

For anybody you know for who who to do that.

00:46:22 Speaker 1

And really, it's going to be really quite regressive because you know what whatever rules have been established by then.

00:46:27 Speaker 1

Forget about ever changing anything.

00:46:29 Speaker 1

All we're going to do is.

00:46:30 Speaker 1

Meet agree on on on the admin who the administrator is going to be.

00:46:34 Speaker 1

We're going to agree on on the budget and good luck on changing anything, 'cause you'll never.

00:46:39 Speaker 1

Pretty sure you're never going.

00:46:41 Speaker 1

To be able to change anybody else, right?

00:46:42 Speaker 1

Now we can't.

00:46:43 Speaker 1

If we, if we somebody, comes up with a.

00:46:45 Speaker 1

Good idea and.

00:46:46 Speaker 1

That's a whole other discussion.

00:46:47 Speaker 1

Of how do we, you know right now?

00:46:48 Speaker 1

There's 50 some ideas, it's.

00:46:50 Speaker 1

Like yeah, some.

00:46:52 Speaker 1

Ideas are good and I'm not ready to listen to you know or or or listen to.

00:46:57 Speaker 9

But that's that's a.

00:46:57 Speaker 2

Whole other discussion.

00:46:59 Speaker 3

Right?

00:47:00 Speaker 5

Thank you.

00:47:01 Speaker 12

If I can say something about that, yes.

00:47:04 Speaker 12

Uhm janky Spark, Architectural Review committee and we read the 51 proposals.

00:47:13 Speaker 12

One of them was just question because has question marks in the.

00:47:17 Speaker 12

End so I think the formal way to submit proposals is OK.

00:47:23 Speaker 12

I'm not agree in this article so you can write the article that you are going back with and below that which is your proposal to change that.

00:47:32 Speaker 12

Because we received the 51 part, most of the proposals was.

00:47:38 Speaker 12

Not enough.

00:47:39 Speaker 12

Yeah, because maybe I'm doing something but Jane is thinking other things.

00:47:46 Speaker 11

And I think I think, and we we agreed that we would the proposals, but the person who put the proposal in we would have appreciated.

00:47:58 Speaker 11

If they could suggest a solution to the proposal, and that was where we were rubbing our, what do we do with the answer?

00:48:07 Speaker 11

What do these people want?

00:48:12 Speaker 11

I think that's what you mean.

00:48:13 Speaker 12

Yeah, I'm not.

00:48:14 Speaker 12

I'm not trying to Co-op.

00:48:17 Speaker 11

No no no no no.

00:48:21 Speaker 11

What is the what is?

00:48:22 Speaker 11

The solution, yeah?

00:48:24 Speaker 12

Are we?

00:48:24 Speaker 12

In another meeting, because he's need more more time to have the the words that we want to have in the in the defining guidelines and the bylaws to just you don't have these problems too.

00:48:28 Speaker 3

OK.

00:48:32 Speaker 3

That's right.

00:48:38 Speaker 12

To a misunderstanding between.

00:48:41 Speaker 12

Uh, no, yeah.

00:48:41 Speaker 5

Yes yeah yeah.

00:48:42 Speaker 12

So we we need time to to.

00:48:45 Speaker 12

To do that?

00:48:46 Speaker 8

Ah yes, that's it for question.

00:48:48 Speaker 8

Like when we're putting in a proposal, none of us are, you know, super proficient in Mexican law.

00:48:56 Speaker 8

So when we're putting together and you're saying putting the proposal of putting in.

00:49:00 Speaker 8

Our like the.

00:49:02 Speaker 8

Article we're not in the region with.

00:49:02 Speaker 13

Change list move list.

00:49:04 Speaker 8

And then putting in the proposal.

00:49:06 Speaker 8

And it and I did this in one that I put forward this summer.

00:49:10 Speaker 8

But The thing is, is I'm not cognizant of all the bits and pieces of Mexican law, so.

00:49:16 Speaker 8

Then we're going and putting this after a meeting.

00:49:18 Speaker 8

Are we then putting things out to lawyers to make sure that things are put in properly like?

00:49:23 Speaker 9

It'd probably.

00:49:24 Speaker 2

Be better for it, yeah?

00:49:29 Speaker 1

It really it would be good to create, uh, a democratic way to present proposals that that we are willing to to all listen to and and work our way through. You know, 52 is probably quite a bit. I don't know if there's a way.

00:49:47 Speaker 1

You know, maybe.

00:49:50 Speaker 1

Create a format like if you're talking about create a format and maybe just throw it out.

00:49:55 Speaker 1

It there's nothing.

00:49:56 Speaker 1

Wrong we we cannot vote by email.

00:49:58 Speaker 1

We cannot vote.

00:50:01 Speaker 1

It's in the it's in the, it's in the laws of Baja California. South even was in 2004, but it's very yeah, you gotta go a third party with hire a third party.

00:50:14 Speaker 1

Voting that that that devotes himself to this and sign odds and and so we put our bylaws.

00:50:20 Speaker 1

You know what?

00:50:20 Speaker 1

Let's just vote in person.

00:50:22 Speaker 1

If you're not going to be there, find somebody else that that's like minded.

00:50:25 Speaker 1

Have them vote.

00:50:26 Speaker 1

For you and, and that's one of the things I I suppose could be changed if if we so decide.

00:50:30 Speaker 11

We punch in shirts.

00:50:31 Speaker 1

But anyway, we create a a democratic.

00:50:34 Speaker 5

I mean the features printouts.

00:50:34 Speaker 1

Way it's like you know what?

00:50:35 Speaker 1

Let's let's look.

00:50:35 Speaker 5

Also she wanted to say to support by.

00:50:35 Speaker 1

At let's every here's the 50.

00:50:38 Speaker 1

Let's what's what's your top five?

00:50:40 Speaker 2

Let's let's just.

00:50:41 Speaker 1

Can we agree?

00:50:42 Speaker 1

But we want to.

00:50:42 Speaker 1

Talk about 5:00 at the time of.

00:50:44 Speaker 1

Five in a meeting or 10.

00:50:44 Speaker 1

Meeting or take.

00:50:46 Speaker 10

Take 10 together because they are basically covering the same subject yeah and and find the synthesis.

00:50:50 Speaker 5

Yeah, yes.

00:50:52 Speaker 10

All of those.

00:50:52 Speaker 5

Yes, yes.

00:50:53 Speaker 10

And then bring rest to.

00:50:54 Speaker 10

The to the meeting.

00:50:55 Speaker 7

Yeah, yeah exactly.

00:50:58 Speaker 12

And some of the proposals we already have.

00:51:00 Speaker 12

Within the bylaws.

00:51:01 Speaker 12

So I receive proposals.

00:51:03 Speaker 12

Maybe that person never read or or or maybe misunderstand that the the pilot, because I receive proposals that we already have.

00:51:12 Speaker 10

Right before you bring this.

00:51:13 Speaker 10

To the AGM you have to put work into this.

00:51:16 Speaker 10

You know discussing it?

00:51:17 Speaker 10

With the people and and consolidating events.

00:51:17 Speaker 12

Yes yeah yeah.

00:51:19 Speaker 12

We need time and this.

00:51:21 Speaker 12

For me it's very rushed to percent fees.

00:51:23 Speaker 12

All the huge work.

00:51:26 Speaker 12

In this meeting.

00:51:27 Speaker 10

And and that's I think the homeowners would help because if we have a committee that takes those and tries to do this work and working with the people who made the proposals.

00:51:37 Speaker 10

They can then deliver something to you and to the AGM.

00:51:40 Speaker 10

That's much easier to understand and then.

00:51:41 Speaker 13

Are you proposing another committee?

00:51:45 Speaker 12

No we can't.

00:51:46 Speaker 11

She doesn't have to be involved.

00:51:47 Speaker 11

We can't no no.

00:51:50 Speaker 12

Ah, I think you're.

00:51:50 Speaker 13

In the 80s I've been here, we've never had 50 items.

00:51:54 Speaker 13

Can barely get through two items.

00:51:56 Speaker 13

And it's already 8.

00:51:57

Hours so I don't.

00:51:59

Know who would show up?

00:52:03 Speaker 11

No no no.

00:52:04 Speaker 2

Compliance is basically.

00:52:06 Speaker 11

Most of them.

00:52:10 Speaker 11

Yes, so weird because they're in the pilots, but.

00:52:11 Speaker 12

Some of them are very logical because right now we don't have a fiber optic for the 100% more people, so we have a lot of containers.

00:52:12

Right?

00:52:20 Speaker 12

And including me.

00:52:22 Speaker 12

I'm breaking the law because I have.

00:52:24 Speaker 12

They're not here because we need to update that law.

00:52:27 Speaker 12

It was created.

00:52:28 Speaker 12

Uh Thompson years.

00:52:30 Speaker 5

Set by Oh yeah.

00:52:31 Speaker 12

I've also we have no Internet at times.

00:52:33 Speaker 3

So yeah, so it's just.

00:52:36 Speaker 10

Things list they need to be updated over time.

00:52:39 Speaker 10

Things live, they need to be updated over time and the fact that.

00:52:44 Speaker 10

We have 51 is just an indication that we have some backlog.

00:52:47 Speaker 13

So hold on I I.

00:52:47 Speaker 3

2 seconds.

00:52:48 Speaker 13

Do want to say something to that?

00:52:50 Speaker 13

Point really quickly, because I do.

00:52:51 Speaker 13

Think this is part of the problem in the neighborhood and I'm going to talk about the elephant.

00:52:55 Speaker 13

In the room is that.

00:52:57 Speaker 13

For me myself, I love it here.

00:53:00 Speaker 13

I love being away from the bureaucratic fiasco that I have lived through.

00:53:06 Speaker 13

In EU.

00:53:06 Speaker 13

SI come here for so many reasons.

00:53:09 Speaker 13

One of them is how wonderful this community is, and we've been here 3 1/2 years I. I would say I'm really concerned that some of my fellow owners feel so.

00:53:22 Speaker 13

Taken back by the rules and regulations enough to put out there so many changes like to me, there's another issue we're dealing with here is because, personally I'm in favor of less if it's not broken, then why are we even?

00:53:39 Speaker 13

I'd rather spend my time at the.

00:53:41 Speaker 13

Pool at the beach.

00:53:43 Speaker 13

On the ATV, whatever, rather than US deal with all this stuff, and I think that's the underlying issue, is that in our Community.

00:53:45 Speaker 5

Here here yeah.

00:53:52 Speaker 13

I love it.

00:53:53 Speaker 13

I love the way it is.

00:53:55 Speaker 13

Yes, I agree at times there.

00:53:56 Speaker 13

Might be the need to change a.

00:53:57 Speaker 13

Few things.

00:53:58 Speaker 13

But broadly speaking, I moved here for.

00:54:00 Speaker 13

What it is today?

00:54:02 Speaker 13

And it concerns concerns me that there are so many proposals to change this in what I left behind.

00:54:11 Speaker 13

And so I don't want to.

00:54:13 Speaker 13

Debate the proposals.

00:54:14 Speaker 13

Things I don't mean to do that.

00:54:16 Speaker 13

All I'm saying.

00:54:16 Speaker 13

Is I think there's an underlying issue.

00:54:18 Speaker 13

In the community.

00:54:19 Speaker 13

Where some of.

00:54:22 Speaker 13

Might feel the way I do, and there may be others among us who feel completely differently, and that's the opposing issue that we're dealing with.

00:54:30 Speaker 5

But put the individual.

00:54:31 Speaker 13

Proposals aside, I think there is a separation in in that particular point and.

00:54:37 Speaker 13

I and I.

00:54:38 Speaker 13

Don't mean I'm not meaning to be jerky by this, I'm just meaning to put it out there to say.

00:54:43 Speaker 13

I love it.

00:54:43 Speaker 13

Here I love you guys I love to.

00:54:45 Speaker 4

You don't even know.

00:54:47 Speaker 13

Is this craziness?

00:54:51 Speaker 13

No, but I.

00:54:52 Speaker 13

Won't you know?

00:54:52 Speaker 11

No, that's not.

00:54:53

What that is?

00:54:53 Speaker 13

Never I, I don't.

00:54:55 Speaker 13

That's not my point.

00:54:56 Speaker 13

My point is, I hope that we can somehow hide the.

00:54:59 Speaker 13

Way to meet in the middle.

00:55:00 Speaker 13

And you know.

00:55:02 Speaker 13

Uh, you know, enjoy what's around us.

00:55:05 Speaker 13

It it would be miserable for me if every day I woke up and thought there were 50 things that are broken.

00:55:10 Speaker 5

I have my.

00:55:10 Speaker 11

Committees little bit priority. In all fairness to Arianna and myself, there were 51 proposals.

00:55:19 Speaker 11

About 5:00 or.

00:55:20 Speaker 11

Six of them were all the same thing. They weren't 51 different proposals, so you know when you say, oh, you know.

00:55:29 Speaker 11

All of us you.

00:55:29 Speaker 11

Know 51 difference. You know it's not. There could have been five homeowners. Maybe had the same proposal.

00:55:38 Speaker 11

And I think.

00:55:40 Speaker 13

But I don't know that we had that.

00:55:41 Speaker 13

But anyways, I get your point.

00:55:43 Speaker 13

I understand your point.

00:55:45 Speaker 13

Still, I don't know how he had last year.

00:55:48 Speaker 13

We probably had five.

00:55:49 Speaker 13

So 5 to 50.

00:55:51 Speaker 13

It is somewhere in.

00:55:52 Speaker 13

Between so there is as as as here.

00:55:55 Speaker 13

You said there's a backlog of things so as to deal with I.

00:55:59 Speaker 13

I'm just saying that I.

00:56:01 Speaker 12

Last year we had none and.

00:56:03 Speaker 12

Two years ago we had.

00:56:04 Speaker 4

Just three, but look at.

00:56:06 Speaker 11

All the new homeowners you have.

00:56:08 Speaker 11

Look at all the new homeowners that.

00:56:10 Speaker 11

You had and they've.

00:56:11 Speaker 11

All they've all voiced.

00:56:13 Speaker 11

They will have a right to the to voice.

00:56:15 Speaker 11

Yeah, yeah.

00:56:16 Speaker 13

But again, I would.

00:56:16 Speaker 13

Say all of us, you know we have the bylaws.

00:56:21 Speaker 13

We know what the bylaws are.

00:56:23 Speaker 13

We all know what they are.

00:56:25 Speaker 13

We all knew what they were when we came here and I said all of us.

00:56:27 Speaker 11

No, we didn't.

00:56:31 Speaker 13

And be at 80 percent 90%.

00:56:34 Speaker 13

Maybe two people have not, but we still have 100 and.

00:56:36 Speaker 13

6 homeowners here.

00:56:37 Speaker 13

Right, so the majority of us we bought in here knowing what we were buying into and and I'm grateful to be here at HP bake and I I came in eyes wide open with what you know what our bylaws are, how we operate, et cetera et cetera.

00:56:55 Speaker 13

And I love that there's so many people here, so thank you.

00:56:57 Speaker 5

He loves it.

00:56:58 Speaker 1

Thank you, thank you, thank you.

00:57:00 Speaker 1

Each one of you really for believing in this case appreciate it.

00:57:04 Speaker 5

I said I didn't know, but it doesn't matter if I still be here.

00:57:06 Speaker 4

Did you did?

00:57:06 Speaker 14

You get about the bond.

00:57:08 Speaker 14

I know that we.

00:57:09 Speaker 14

Were all supposed to get.

00:57:10 Speaker 14

Copy of the bylaws.

00:57:10 Speaker 8

Look for.

00:57:11 Speaker 5

I did.

00:57:13 Speaker 14

US for one, did not receive the bylaws when we start.

00:57:16 Speaker 14

So one of.

00:57:17 Speaker 14

The stipulations and one of the things we talked to Arianna about is I think it's mandated that the homeowner be given the bylaws and somehow sign off to say yes.

00:57:17 Speaker 11

Me too.

00:57:26 Speaker 14

I received it.

00:57:27 Speaker 14

Yes, I understand because it's like a handbook.

00:57:30 Speaker 1

Everybody, everybody that we sold to directly.

00:57:36 Speaker 1

Sign before they close.

00:57:40 Speaker 1

They all agreed well, you know.

00:57:43 Speaker 1

The What what happens is once it once it passes hand.

00:57:48 Speaker 1

It it goes on to the notary and I something can be sold today and we have no English, no idea and the Notre you know.

00:57:58 Speaker 1

I'm sorry but the boy.

00:58:01 Speaker 1

The notary, the real estate agent.

00:58:05 Speaker 1

They're not motivated to, you know they they just want to do their jobs paid.

00:58:09 Speaker 5

Yeah, they want to close, yeah?

00:58:10 Speaker 2

Move on to the next one.

00:58:11 Speaker 14

And we discussed this, Arianna.

00:58:12 Speaker 2

Yeah, yeah.

00:58:12 Speaker 14

We discussed this about handing these out and making sure that the new homeowners lot owners.

00:58:17 Speaker 14

Whatever it.

00:58:17 Speaker 14

Is make sure they sign.

00:58:19 Speaker 14

That they received.

00:58:22 Speaker 11

By the way, I am a dismissal from the architectural committee, yeah?

00:58:24 Speaker 12

Right?

00:58:29 Speaker 1

They're there again.

00:58:30 Speaker 1

You know, it's I think it's a going for a joint thing I I think you know I, I think even at the gate at this guard gate you know real estate agent comes by.

00:58:31 Speaker 4

Well, everybody just being.

00:58:36 Speaker 3

Right?

00:58:38 Speaker 1

With a perspective.

00:58:39 Speaker 1

Client, it's like, hey?

00:58:41 Speaker 1

Here's the boss, yeah, sign here before you.

00:58:43 Speaker 1

Take that you know.

00:58:44 Speaker 1

You you were aware that they were buying Lasix or the bylaws.

00:58:47 Speaker 1

There's there's different you know, but also you know us as a as a buyer.

00:58:51 Speaker 1

It's like don't check your brain at the border.

00:58:54 Speaker 1

You know it's like it go down there, do your due diligence.

00:58:57 Speaker 1

It's like, hey, there's a this looked like a like a.

00:59:01 Speaker 1

Like a condominium regime here it looks like there must be an HOA. If there's a if there's a cost, a clue, how does that get paid, who?

00:59:04 Speaker 11

You know that.

00:59:07 Speaker 2

Pays for it.

00:59:09 Speaker 2

I, I would think that as a buyer I I would like to think that I would.

00:59:14 Speaker 2

I would ask.

00:59:15 Speaker 14

Well, you think.

00:59:16 Speaker 14

That a lot of us did it.

00:59:18 Speaker 2

No no.

00:59:19 Speaker 5

I'm not used to, you know, we didn't know maybe.

00:59:21 Speaker 14

I I would love to.

00:59:23 Speaker 14

Say that we are savvy enough.

00:59:25 Speaker 6

Maybe Samwell could have a sign.

00:59:29 Speaker 13

Anyway, we're trying to solve one problem in particular.

00:59:32 Speaker 2

Yeah, exactly.

00:59:34 Speaker 2

We understand the general but not.

00:59:37 Speaker 1

Sure you.

00:59:38 Speaker 14

But it would be nice going forward, 'cause if you don't know it and you don't.

00:59:41 Speaker 14

Right you've.

00:59:42 Speaker 14

Got y'all never got one either so often.

00:59:53 Speaker 1

Yeah, I did.

00:59:54 Speaker 5

Do you have a weapon?

00:59:55 Speaker 1

Pointing out that you know it is, it is under, you know, Mexican law.

01:00:00 Speaker 1

You are married.

01:00:01 Speaker 1

Whether you sign anything or not, just by the simple act of being an owner, you are automatically irrevocably a member of the homeowner.

01:00:09 Speaker 4

Oh yeah.

01:00:09 Speaker 3

Give up.

01:00:10 Speaker 13

Or just a question of knowing.

01:00:12 Speaker 13

There I think.

01:00:12 Speaker 13

That yeah, yeah, absolutely yeah.

01:00:14 Speaker 4

Right?

01:00:15 Speaker 1

We could probably do a better.

01:00:15 Speaker 4

Real issue.

01:00:16 Speaker 6

Job of making the the bylaws and things like.

01:00:18 Speaker 1

That more readily available and make sure.

01:00:21

They're up to date.

01:00:21 Speaker 1

Well, if if you if you go, you know, looking at seeing this problem here today, you know on the website you'll find the website and the bylaws are there.

01:00:30 Speaker 1

Go go look at any other condominium regime and try to see if you can get download the bylaws we've been trying to be as.

01:00:33 Speaker 5

You're not losing.

01:00:37 Speaker 1

Open as we can.

01:00:38 Speaker 1

About it, it's like.

01:00:38 Speaker 3

Right?

01:00:39 Speaker 1

There's information.

01:00:39 Speaker 5

They're not, they're not well, they're not on the website there.

01:00:43 Speaker 5

If you look at Hacienda Palo Verde bylaws, you can pull up the PDF, but when I go to the website

01:00:49 Speaker 1

OK yeah I have no I I think I OK I I I will.

01:00:50 Speaker 5

I cannot.

01:00:51 Speaker 1

On the word.

01:00:53 Speaker 5

I did that.

01:00:56 Speaker 1

I will clarify there my son.

01:00:57 Speaker 5

No, I'm looking at it.

01:01:00 Speaker 1

Manages the website and he is no longer, you know the the the.

01:01:04 Speaker 1

Think of I think he pulled it down because there might be a lighter version of.

01:01:09 Speaker 12

Yes, yeah yeah, it's not there.

01:01:09 Speaker 1

It it's like you know what?

01:01:11 Speaker 6

Your spot is growing.

01:01:11 Speaker 1

In our view, this other or.

01:01:14 Speaker 6

Is it your left arm or your bicep?

01:01:16 Speaker 1

Second, turn that into a tattoo.

01:01:18 Speaker 6

It's flowing.

01:01:22 Speaker 10

It's it's in your pocket.

01:01:22 Speaker 1

Do it.

01:01:24 Speaker 10

It's in your pocket.

01:01:25 Speaker 10

The pocket is.

01:01:26 Speaker 4

Oh sure.

01:01:28 Speaker 4

Oh no, no.

01:01:31 Speaker 7

It looks like it's on the Super Baja.

01:01:34 Speaker 6

Map of Baja.

01:01:41

That's it.

01:01:43 Speaker 1

Anyway, I think I don't have anything else.

01:01:47 Speaker 1

I mean, that's, uh, unless you guys got any more questions directly at me.

01:01:51 Speaker 1

I've I've tried to be as transparent I we did the best we could.

01:01:55 Speaker 1

We're we're humans.

01:01:56 Speaker 1

It's it's not perfect the the beauty of it is is there's a mechanism to to change.

01:02:02 Speaker 1

It to whatever we want.

01:02:06 Speaker 1

It's up to us collectively to to do that.

01:02:09 Speaker 6

Well, just on behalf of the homeowners I you know, I think.

01:02:14

I think you've done a.

01:02:15 Speaker 6

Good job of trying to make a great.

01:02:16 Speaker 1

Place for a lot of people.

01:02:17 Speaker 5

Oh absolutely.

01:02:18 Speaker 1

Yeah, I feel very comfortable living here.

01:02:21 Speaker 1

And yeah, there's things we can do to make it better.

01:02:22 Speaker 1

I, you know when I when I talk to other developers is like you're not going to live in your own development, right?

01:02:28 Speaker 1

Is like, that's that's that's that's.

01:02:30 Speaker 1

Oh, you don't learn.

01:02:33 Speaker 1

No, it's like you know what I'll I'm, I'm good with it anyway.

01:02:37 Speaker 6

I'm looking forward.

01:02:37 Speaker 1

You guys are all great neighbors and it's a pleasure.

01:02:38 Speaker 6

To very much yeah.

01:02:41 Speaker 13

Same here.

01:02:42 Speaker 3

Hang in here.

01:02:47 Speaker 4

Cool cool.

01:02:48 Speaker 5

Why not?