

## MINUTES OF THE ORDINARY GENERAL ASSEMBLY OF THE E.U.C. OF SITIO DE CALAHONDA HELD ON MARCH 26, 2025.

The EUC Sitio de Calahonda Assembly is held on March 26 at Finca Naundrup, with the meeting starting at 10:30 am, at the time of the second calling, with an attendance of 17.66%.

Attendees:

<b>Mr. A. Ward</b> for himself	0.03274
<b>Mr. N. Wilhelmsen</b> for himself	0.03540
<b>Mr. V. Björklund</b> for CP Vistas del Sur	0.16166
<b>Mrs. M.A. Ramirez</b> for CP Mediterraneo	0.85588
<b>Mr. R. Lozano</b> for himself	0.01290
For Mr. Du Mutel	0.01290
<b>Mrs. C. Bladh</b> for CP Portón VII	2.08609
<b>Mrs. F. Fontalba</b> for CP Jardines Paraíso	0.22351
<b>Mr. J. Salazar</b> for CP Princess Park II	0.59909
For CP Princess Park III	0.75687
For CP Princess Park IV	0.72346
For CP Princess Park I	0.69718
For Mrs. E. Saraci	0.01774
<b>Mrs. B. Martinez</b> for herself	0.03756
<b>Mrs. A. Luhtavaara</b> for herself	0.07269
<b>Mr. A. Wyers</b> for CP Calahonda Hills	0.44909
<b>Mr. P. Allen</b> for himself	0.02544
<b>RTT Properties, S.L.</b> for themselves	0.07269
<b>Mrs. L. King</b> for herself	0.04573
<b>Mr. A. Aroca</b> for CP Bellavista Hills I	1.32773
<b>Mr. J.F. Pérez Méndez</b> for himself	0.04195
<b>Mrs. D. Wenk</b> for CP Star 7, Blq.3+4	0.07848
For CP El Alarife	1.19953
CP La Cornisa	2.36137
<b>Mrs. V. Galytskyy</b> for CP Jardines III	1.07103
<b>Mrs. H. Frize</b> for herself	0.02547
<b>Mr. J. O’Horan</b> for CP Colinas de Calahonda	1.12887
For CP Hidalgo I.	0.24077
For CP Rincón del Mar	1.18702
For Mr. P. Hilarides	0.03756
For Mr. M.A. Alvarez Dorado	0.01918
For Mrs. K. Beynan	0.02039
For Mr. I. Recio	0.02562
For Mr. P. Annezo	0.03150
For J.J. Prada	0.06557
For CP Belindas Malaga	0.10661
For Mr. Feng	0.01865
<b>Mr. J.L. Barbero</b> for Mrs. M. Barbero	0.04846
For Mertramar	0.23049
For Mrs. M.C. Blume	0.04797
For CP Hacienda Los Pinos	0.12508
For Mrs.. C. Bourgaux	0.03527
For Mr. C. Bruestle	0.03527
<b>Mrs. A. Jiménez</b> for herself	0.02786
<b>Sr. C. Contreras</b> for CP Mirador	2.00168
For Mr. T. Oygarden	0.03023
<b>Sra. C. Castronuño</b> for herself	0.03192

total attendance.with the right to vote ..... 17,52%

### Attendance without the right to vote:

**Mr. L. Camuña** for CP Centro de Servicios 0.14295

**Total attendance ..... 17,66%**

The President, Mr. Contreras, welcomed those present and thanked them for attending the meeting.

### **Item 1.- Approval, if warrants, of previous Minutes.**

The minutes of March 21, 2024, were sent to the owners, and there were no objections to them. Therefore, their reading is not necessary. **They were put to a vote and approved by a majority, with the abstention of Mr. Paul Allen.**

### **Item 2.- President's Report.**

This was sent with the summons to the meeting. Questions and clarifications were left for the Item of Any other business because there were eight candidates for committee membership, and a recount will have to be conducted, which delays the agenda.

#### **PRESIDENT'S REPORT 2024**

The purpose of sending you this report is to inform you in advance of the Assembly about the most important matters that occurred in 2024.

As always, I would like to express my gratitude to all those who contribute to the smooth functioning of our community, starting with the employees of the EUC, external companies who work with us day by day, and all the presidents, administrators, and individuals who facilitate the various tasks we carry out throughout the year. Nevertheless, please remember that all the information is available on our website, Facebook, and, of course, at our office, where we will be happy to provide any information you may need.

I will begin by discussing the dismissal of our foreman, Salvador Gonzalez. After much consideration, it was decided to terminate his services. Given that we no longer required infrastructure services, his role was deemed non-essential, and the financial burden of maintaining his position for the entity was quite high. The total cost, including salary and social security, was approximately 45,000 euros, which we will amortise over two years. He will be replaced by a slight salary increase for one of our workers, Adolfo Martin, who, in addition to his duties in operational services, will take on the role of foreman when necessary.

The dismissal was agreed upon amicably for 80,000 euros, which will be paid in two instalments. The first 30,000 euros, although accounted as an expense for the 2024 fiscal year, will be paid using the EUC Sitio de Calahonda's own funds from the 2024 budget. The remaining 50,000 euros will also be paid using the EUC's own funds, allowing us to allocate the amortised amount to new projects for this year and the years to come. At this point, I must mention that at the beginning of the year, "Juana," our cleaner for many years, retired, and I can only express my gratitude to her for her excellent service to us throughout all those years.

Following the audit from the Town Hall a few years ago, which confirmed that our urbanisation is in optimal condition in terms of infrastructure, from then on, and except for some exceptions, the tasks to be performed by our workers will focus on cleaning and maintenance.

For the future, the EUC will be structured as follows:

- Office: Two administrative staff.
- Operational services: Two workers.
- Cleaning: Two workers.
- Gardening: One worker.

Other needs will be covered by external services:

- Management.
- Legal advice.
- Technical architect.
- Tax and labour advisory.
- Auditing.
- Security.
- Garden waste removal.
- Office cleaning.

Additionally, any needs that arise throughout the year, such as fire-protection plans, pruning, and tree felling, will mostly be carried out by external services.

The change towards minimising direct workers and hiring external services will help us avoid the disadvantages (sick leave, holidays, etc.) and control the budget better.

Another issue to address is the garden centre. As you know, the lease agreement we had with them ended in July 2023. After repeatedly asking them to vacate the area to allow for a new public tender for the concession of the space, and not receiving cooperation, we have been forced to initiate legal actions authorised by the Assembly. To this end, we have initiated an arbitration procedure, and we hope to reach a satisfactory result in the coming months.

Regarding the Parking area on Av. de España, the Town Hall halted the construction works due to the lack of necessary permits. Despite our continuous efforts to report the significant parking issues created in our urbanisation by the Gym's parking, it seems progress has not been made as we would have liked. We continue to insist with both the construction company and the Town Hall to unlock the construction of the parking facility, but as of today, it does not appear to be progressing as we all would hope. In any case, we must emphasise that this matter is outside the EUC's control, and the reactivation of the work and the future use of the parking lot depends on the resolution of this issue with Mijas Town Hall.

## **MIJAS TOWN HALL**

Unfortunately, there is little to say about Mijas Town Hall; we continue as always, simply non-existent to them. Their involvement with us is minimal, mostly limited to the basic cleaning they perform weekly on Avenida de España and the cleaning of some riverbanks.

We all thought that with the change in the governing team following the no-confidence motion from PP and Vox, things would change, as they received many votes from the urbanisations in the last elections. However, it seems this has not been the case, and we are in the same situation as with previous administrations.

A few years ago, the council approved a road resurfacing plan for some streets in Calahonda over a period of four years, but with the new council, this plan has been dismissed, and to this day, we have no idea if any streets in our urbanisation will be resurfaced, or when that might happen.

In January 2024, we had a meeting with Mayor Ana Mata and Councilor Juan Carlos Cuevas, where we expressed the absolute abandonment we feel from the Town Hall. After being told that the situation would change (without specifics), we have not heard back from them. We don't know if any changes are being considered that might affect us, especially regarding the collaboration agreement that we have been insisting on for many years.

I would like to remind you that the domestic waste collection service is municipal, and therefore we must demand that it be adequate. I encourage you to send all complaints and needs to the Town Hall. We already do this on our behalf and continue to inform them about how inefficient the system is. Please use the GECOR app to request cleaning of containers, replacement if they are in poor condition, or an increase in the number of containers, if necessary, etc.

We continue to experience power outages in our streets, as well as noticing many deficiencies in streetlights and lighting. This service is municipal and, therefore, falls under their responsibility. Nonetheless, we submit a list of incidents weekly, and we see that some are addressed slowly, while others remain unresolved for a year or more. We systematically send all incidents, and will continue to do so, but we've observed that if citizens report them directly via the GECOR app, repairs tend to happen sooner. Therefore, I encourage you to report any incidents you deem appropriate through the app.

We continue to insist on the need for a beach access from Calahonda, of course, for the undergrounding of the power lines crossing the urbanisation, and on the issues caused by wild boars in our gardens and green areas. **ALL OF THESE ISSUES REMAIN UNANSWERED.**

This year, we have had seven members on the board of directors, and I would like to extend my congratulations to all the directors for their efforts in everything that has been accomplished. Please know that all decisions made are consensually agreed upon in the board, and they are carried out to make our urbanisation the safest and most beautiful in the entire Mijas area.

## **TREASURY**

We are very grateful to the neighbours for their efforts in paying their community fees within the established timeframe, as the collection rate for the year has been 94,50%. This has allowed us to carry out maintenance tasks for the urbanisation.

Regarding expenses, the dismissal of Salvador Gonzalez, which was paid with our own funds and not from this year's revenue, has resulted in an unexpected cost of 80,000 euros, which was not budgeted for. Additionally, the increase in other costs, such as street maintenance (pothole repairs), vehicle maintenance (which have had many breakdowns due to use and the number of years ago they were bought)

However, as mentioned earlier, the dismissal costs were paid from our own funds, so the actual expenditure for the year was €1,025,321.28, which means we were below the budget for 2024, set at €1,074,000.

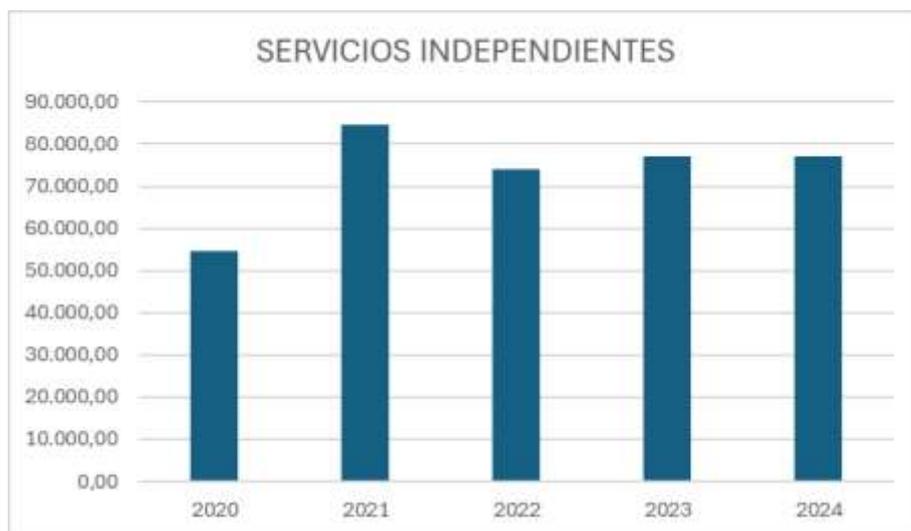
As for the outstanding debts, the lack of collaboration from the Town Hall in the collection through enforcement is making it difficult to recover those debts. Therefore, we are promoting alternative collection methods through the EUC office, involving our legal services and evaluating the necessary legal actions. The office is working closely on preparing cases, communicating with delinquent property owners, and following up on judicial and extrajudicial procedures to prevent the collection rights from expiring.

## **GRAPH**

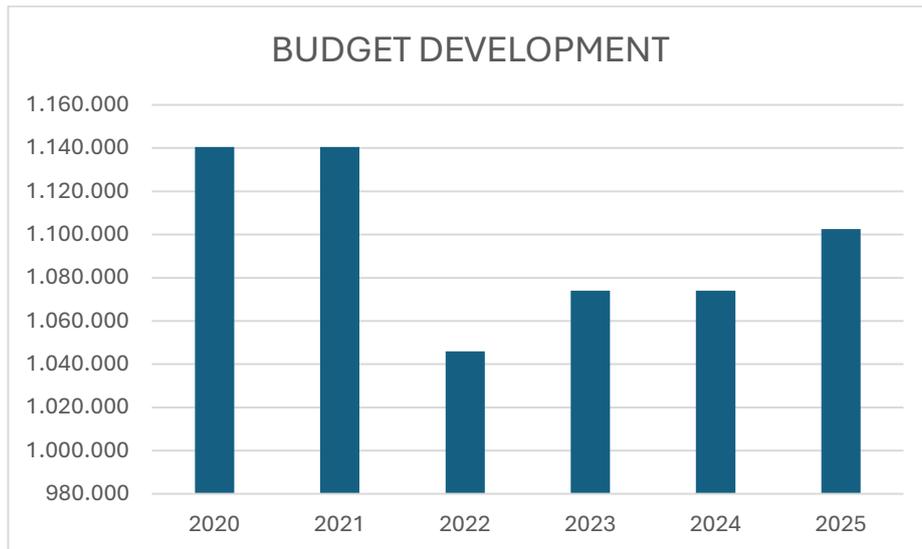
### **1. WAGE AND SALARY DEVELOPMENT**



### **2.- EXTERNAL SERVICES DEVELOPMENT**



### 3.- BUDGET DEVELOPMENT



As a novelty, I would like to inform you that we have contracted a low-risk savings plan in which €200,000 has been deposited at a 2.5% interest rate. This will ensure that, despite the conservative nature of the plan, the money of the property owners does not lose value.

#### **SECURITY AND TRAFFIC.**

After several years of work, we have finally implemented license plate recognition cameras at all entrances to Calahonda. These cameras will record the license plates of vehicles entering, and the records can be requested by law enforcement authorities for use in cases of need. We must emphasise that these cameras only capture the license plates of vehicles entering and leaving the urbanisation and are not programmed to capture images of individuals. We trust that those with bad intentions will feel observed and avoid committing crimes in our community.

The security company efficiently carries out its duties, and crime statistics in our urbanisation are significantly lower than those of surrounding areas. However, it's important to mention that the security company's duties go beyond just security. They provide numerous services that are greatly appreciated by everyone. They respond to our calls, monitor our infrastructure, including water, lighting (streetlamp control), waste dumping, etc.

At the beginning of 2025, the company informed us that they had transferred the contract to another company. In other words, the services have been transferred, and the EUC had to accept this transfer. For us, there will be no change in the service provided, but we have decided to initiate another public bidding process to look for a new security company when the current contract ends in July 2025. This will allow us to assess whether we could improve with the current company or choose a new one from the market.

We continue to face speed issues in our streets. We continually report this problem to the local police, and it's not uncommon for them to come and fine those who exceed the speed limits. They usually use mobile radars, but it's still not enough.

We have requested permission from the Town Hall to install elevated pedestrian crossings. These crossings help reduce car speeds when drivers exceed safe limits. We haven't received a response yet, but it's possible that, if authorised, we will place these speed bumps in the most effective locations. We have allocated a small amount in the budget for this project.

#### **INFRASTRUCTURES**

Our operative services continue to work each year to improve and maintain the common elements of our urbanisation. Work has been done to improve pavements, patch potholes, repair fences, fix hundreds of manholes on pavements, and clean and improve some of our drains, which always need attention and improvement after winter rains. A particularly noteworthy project is the section of Calle Málaga, which we had to resurface externally due to its size. It was included in the Town Hall's resurfacing plan, but as I mentioned earlier, it is completely stalled.

A new water reservoir is being constructed in Monte Paraíso, which will be adapted to the size and needs of our community. This work will be fully carried out by Acosol, so we will not need to bear any costs. Regarding our truck with a crane, it is no longer functioning properly, and we are constantly dealing with breakdowns. It needs to be replaced. Currently, we are evaluating the possibility (if feasible) of renting or purchasing a new one. The approximate cost would be €100,000, and we have included a €20,000 allocation in the budget to pay for it over five years.

## **ENVIRONMENT**

As a main matter, I must mention that last year, we decided to suspend the pruning waste collection points in public areas. In fact, there is a specific ordinance prohibiting it. After much work, we have managed to remove these points, and our streets look much better. The waste no longer clutters the streets, and we have observed (as expected) that the number of lorries has gone down by more than 10%, which would be waste from what we believe was being dumped by outsiders.

The savings compared to previous years amount to about €15,000. But since the waste is now clean, we are no longer charged a €60 penalty per lorry that we used to pay for removing non-pruning waste. The total savings have been much higher, approximately €10,000 more.

We understand that this change has caused some inconvenience as residents must now take their pruning waste to the office. However, in addition to the aesthetic and economic improvements, and to comply with regulations regarding dumping in green areas and pavements, we have also freed many of our neighbours from having an actual dump near their homes.

As every year, we have executed the urbanisation's fire-prevention plan, which we submit to the Town Hall annually. In this plan, we ask them to clean the riverbanks, as it is their responsibility. Last year, all the riverbanks were cleaned, and we hope they will be cleaned again this year.

The 2025 fire-prevention plan is currently being evaluated. We will review all green areas and identify any cleaning needs. The plan aims to keep the green areas safe, but we do not intend to landscape them. We have around 6,000,000 square meters of green areas, which would be impossible to maintain as gardens. We remove combustible materials to reduce the risk of fires and try to keep the area and fauna as natural as possible.

For tree pruning and cutting, we always rely on the Town Hall's approval, and many of our requests cannot be carried out due to a lack of such permission.

Additionally, we have treated the public area pine trees with phytosanitary treatments. It's important to highlight that private property owners must also treat their pine trees because if not, the processionary caterpillars invade our trees, causing a risk to people and pets.

This year, over 250 palm trees along our streets were pruned. Each year, the amount allocated to this task progressively increases due to number of palm trees and the increasing cost of the service.

We continue to face many problems with wild boars, which cause significant damage in both public (gardens) and private areas. Although we continually complain to the Town Hall, it seems no serious measures are being taken to reduce their population. It is crucial not to feed them, as it attracts them and only causes them to stay closer to our homes. Additionally, they are wild animals that can attack us.

Finally, I would like to emphasise the importance of complying with the ordinance regarding pets. It is mandatory to clean up after them and dilute their urine with water and vinegar. We find many faeces on the pavements, as well as stains and bad smells from dog urine. Let's be civic-minded and clean up after our pets. Fortunately, we have many green areas and a large dog park where we can take our dogs to walk, run, and socialise.

## **Item 3.- a) Auditors Report for the year 2024. b) Appointment of Auditors for the year 2025.**

Teodoro Sánchez, auditor representing the firm UHY Fay & Co, expresses gratitude for the trust placed in his office and explains that the agreed procedures have been carried out, such as verifications regarding the financial statements, review of fees, banks, expense invoices, personnel costs, suppliers, and expenses for the year, with the results of these verifications being satisfactory. This year, the deficit has been €17,737.53, primarily due to the dismissal of an employee. Mr. O'Horan is informed that the amount of the severance pay is legally calculated based on the years worked, but it has been lower as an agreement was reached with the employee.

**The auditor's report is approved, and they are reappointed as auditors for the financial year 2025.**

**Item 4.- Approval, if warrants, of the Accounts of the year 2024, as well as of the outstanding debts at 31<sup>st</sup> of December 2024. Authorisation to the President of the Entity to take legal actions.**

**BUDGET CONTROL 2024**

	<b>BUDGET</b>	<b>EXPENSES</b>	<b>BA-LANCE</b>	<b>% EX-PENS</b>
<b>I.- Maintenance expenses</b>				
1.1. Operative services personel	203.400,00	260.915,42	-57.515,42	128,28%
1.2. Gardens	21.000,00	12.453,26	8.546,74	59,30%
1.3. Improvements	0,00	0,00	0,00	0,00%
1.4. Roads	17.000,00	24.063,97	-7.063,97	141,55%
1.5. Vehicles	5.400,00	13.302,71	-7.902,71	246,35%
1.6. Fire precaution	12.000,00	5.856,40	6.143,60	48,80%
1.7. Garden rubbish collect.	86.000,00	74.907,58	11.092,42	87,10%
1.8. Cleaning of streets	2.000,00	882,19	1.117,81	44,11%
1.9. Others	2.000,00	953,51	1.046,49	47,68%
<b>TOTAL I</b>	<b>348.800,00</b>	<b>393.335,04</b>	<b>-44.535,04</b>	<b>112,77%</b>
<b>II.- Profesional services</b>				
<b>TOTAL II</b>	<b>77.000,00</b>	<b>76.956,72</b>	<b>43,28</b>	<b>99,94%</b>
<b>III.- Security service</b>				
<b>TOTAL III</b>	<b>481.350,00</b>	<b>470.854,56</b>	<b>10.495,44</b>	<b>97,82%</b>
<b>IV.- Insurance</b>				
<b>TOTAL IV</b>	<b>11.200,00</b>	<b>12.395,49</b>	<b>-1.195,49</b>	<b>110,67%</b>
<b>V.- Supplies</b>				
5.1. Electricity consumption	4.000,00	4.506,40	-506,40	112,66%
5.1. Water consumption	3.500,00	3.845,88	-345,88	109,88%
5.2. Petrol consumption	11.000,00	6.722,82	4.277,18	61,12%
<b>TOTAL V</b>	<b>18.500,00</b>	<b>15.075,10</b>	<b>3.424,90</b>	<b>81,49%</b>
<b>VI.- Administration office</b>				
6.1. Personel cost	75.150,00	78.986,04	-3.836,04	105,10%
6.2. Office expenses	6.000,00	7.138,44	-1.138,44	118,97%
<b>TOTAL VI</b>	<b>81.150,00</b>	<b>86.124,48</b>	<b>-4.974,48</b>	<b>106,13%</b>
<b>VII.- Other expenses</b>				
7.1. Capital goods	5.000,00	1.806,61	3.193,39	36,13%
7.2. Directors' fees	15.000,00	15.000,00	0,00	100,00%
7.3. General expenses	6.000,00	10.478,40	-4.478,40	174,64%
7.4. Conting./Emergencies	0,00	0,00	0,00	0,00%
7.5. Reserve fund	30.000,00	22.301,70	7.698,30	74,34%
<b>TOTAL VII</b>	<b>56.000,00</b>	<b>49.586,71</b>	<b>6.413,29</b>	<b>88,55%</b>
<b>TOTALS</b>	<b>1.074.000,00</b>	<b>1.104.328,10</b>	<b>-30.328,10</b>	<b>102,82</b>

Those present have received the budget control; there are no questions or issues to be clarified; **the accounts are approved with the abstention of Mr. Paul Allen.**

<b>Asamblea General Ordinaria(A.G.O.) de fecha 26/03/2025</b>	
Relación de propietarios que no se encuentran al corriente de pago de las deudas vencidas con la <b>E.U.C. Sitio de Calahonda</b> , a los efectos previstos en los art. 15,2 y 16,2 de la L.P.H.	
<b>PROPIETARIO</b>	<b>SALDO</b>
ACLAND, NEIL PAUL & HUGHES, KELLY OZAR	148,52 €
ACTIVE INVESTORS GUILD, S.L.	204,34 €
AGUIRRE ECHEVERRIA, HNOS	169,55 €
ALFONSO OLALLA, LORENA	41,46 €
ALHAMAR CLINIC S.L.	21.828,14 €
ALTUWAJRI, HAMMAD&ALSHAER,LOUISA H.	488,50 €
ALVAREZ LUTZ, ELENA	210,79 €
AOUN, KARIMA	68,89 €
<del>ASCASO ABRALDES, VERONICA LUCIA</del>	<del>113,18 €</del> P
BABUT, MARIA IOANA	260,16 €
BANCO DE SABADELL, SA	121,98 € P
BEKENDAM, RUUD Y VERONIQUE	374,83 €
BERKENBOSCH, DENNIS	458,78 €
BORTHWICK, PAMELA OLIVE	236,35 €
<del>BURONI, LUIGI / NITSCHKE, NORBERT / PHILLIPS,CLAUDIA</del>	<del>816,05 €</del> P
CABLE, MALCOLM J.& CLINGAN, ROBERT	85,48 €
CALZADA QUINDÓS, MARIA JOSÉ	1.414,71 € (*)
CAMINO DE LA VENTURA, S.L.	1.351,30 €
CASTRO, IVAN & VIRGINIA	130,00 €
CDAD ALCORES DE CALAHONDA	20.749,21 € (*)
CDAD CAMPOS DEL MAR	<b>92.726,51 €</b>
CDAD CASCADAS DE CALAHONDA	18.192,56 €
CDAD CENTRO DE SERVICIOS	4.439,39 €
CDAD LA ORQUIDEA fase 1	7.986,64 € (*)
CDAD LAS LOMAS DE CALAHONDA	185,06 €
CDAD PUEBLO VALLE VERDE	1.284,13 €
CHARSFIELD ESTATES LTD	<b>12.005,31 €</b>
CHEHADE, MARIE CLAUDE	316,37 €
DOLINSKY, SEBASTIAN	1.092,59 €
DORALIZA TOURS, S.L.	11.908,38 €
DRUET REAL ESTATE SL.	<b>25.841,20 €</b>
DURNFORD, ARTHUR EWARD	193,99 €
EL HARRAR, KARENE	1.977,42 €
EL-ASSAR, ADNAN GABER & PAULSEN, MONIKA	570,02 €
ELHUNI, LISA	439,91 €
ELITE PROPERTIES COSTA DEL SOL SLU//BANCO POPULAR	558,12 €
ELLIS, JOHN BARRY//SZYC, BORYS	1.058,09 €
FARROW Y DEL BARRIO, JORGE E.	193,61 €
<del>FORGERON-OU</del>	<del>161,26 €</del> P
GALLARDO BENITEZ, ROQUE	1.546,28 €
GALLEGO, ISIDRO Y REZAI ALISHAHI, M. // REAL ESTATE OF YOUR DREAM,SL	2.979,63 €
GARCIA DEL PINO ROMERO, ILDEFONSA	255,34 €
GENIE, MICHEL	1.022,17 €
<del>GEODHARDT, RICHARD</del>	<del>160,24 €</del> P
GLADSKIKH, VICTOR Y TATIANA	2.968,61 €

GOLD PILLAR ASSETS S.L.	2.152,14 €	
GOMEZ CANALAZ, A. & GOMEZ DEL OLMO, C.	2.817,23 €	
<del>GORLIN, SEBASTIAN PIERRE</del>	<del>260,74 €</del>	P
GOSSELIN, MARLEEN	51,45 €	
GRETTKA, KRZYSZTOF TOMASZ y AGNIIESZKA MALGORZATA	248,34 €	
HALLGREN, LARS MURDOCH & BERGAS, GUNN MARY	20,31 €	
HARRISON, BRENDA	2.529,07 €	
<del>HART, REMY ALAIN</del>	<del>124,91 €</del>	P
HERNANDEZ DELGADO, MACRINA	342,13 €	
INMUEBLES ROCIO MARBELLA, S.L.	4.472,14 €	
KESSLER, KLAUS	118,28 €	
LIMETREE INVERSIONES, S.L.	147,01 €	
LIMETREE INVERSIONES, S.L.	823,05 €	
LITVINENKO, IGOR & IRINA	1.660,98 €	
LOBERMI 2003, S.L.	16.095,14 €	
LOPEZ COBO, ANGEL y JODAR ROLDAN, VICENTA	1.276,72 €	(*)
LORENZO DA SILVA, VICTOR MANUEL	519,32 €	
LUXURY DEVELOPMENTS ADVISORS SL	260,58 €	
MACIAS MONTES, MARIA ELENA	6.684,04 €	
MACIAS MONTES, MARIA ELENA	3.860,86 €	
MAYOR VAL, MARIA PAZ	247,97 €	
MIDEX-INMOMARBELLA PROM, S.L.	6.598,80 €	
MUKHARMETOVA, LILIYA	109,75 €	
<del>MULVANEY, LIAM &amp; SHEILA</del>	<del>511,27 €</del>	P
NAVAJAS TROBAT, JOSE	1.073,99 €	
OM GOLD 2009, S.L.	3.150,25 €	
PEELING, WENDY JEAN	283,46 €	
PENN, STEPHEN	163,94 €	
POUSSERAU, JOELLE ELIZABETH ELIANE	5.946,01 €	
RATTONE, CORRADO y LYNN	269,32 €	
RHIJNVIS FEITH y NIAMH PALMER	1.171,39 €	
RIVAS CARMONA, Mª TERESA	6.721,23 €	
ROCIO DE CALAHONDA S.L.	4.031,29 €	
ROCKWAY CO LIMITED	4.861,72 €	
RONDA 9, SL	524,83 €	
ROOZEN, H.J. & OP'T HOOG, B.G.M & J.C.M.	484,92 €	
SANCHEZ ALCANTARA, ROCIO	114,48 €	
<del>SAREB</del>	<del>3.589,20 €</del>	P
SCARFE, MICHELLE (DALE)	611,33 €	
SEA GROUP UNION SL	10.345,92 €	(*)
SIERRA MADRONA INVERSIONES, S.L.	2.768,74 €	
SILVA FERNANDEZ, MARIA JOSE	2.110,51 €	
SOFTWATERS INVERSIONES, S.L.	302,76 €	
SOUWAKI 33, S.L.	524,49 €	
TITULOS Y RENTAS, S.A.	1.352,50 €	
<del>TRAVENZA RESTAURACIÓN Y SERVIC, SLU/CALMERON INVEST.IBER, S.L</del>	<del>4.481,49 €</del>	P
TRISTAR UNITED SL	7.987,92 €	
VEGA CABUCHOLA, ENCARNACION	1.172,27 €	
VIGNY, SRA.	330,03 €	
VIJUESCA JULIA, JONATHAN	82,94 €	
VINUM PETRI, S.L./BAYNES, SIMON&LAUGHTON LJ	1.089,05 €	
WALLACE FACKRELL, JANE L.	19,84 €	

WEBSTER, PETER & VARGAS, ISABEL	3.026,28 €	
WHEATCROFT, DAVID PAUL y VICTORIA	1.990,04 €	(*)
WILSON, DEBORAH y NEIL RUSSELL	1.053,76 €	
En caso de que estos propietarios al inicio de la A.G.O. no hubieran acreditado el abono de estas cantidades, hubieran efectuado la impugnación de las mismas o procedido a la consignación judicial o notarial de la suma adeudada, se les advierte que podrán participar en deliberaciones, si bien no tendrán derecho a voto.		
<b>(*)TIENEN ACUERDO DE PAGO/THEY HAVE PAYMENT AGREEMENTS</b>		

**P Pagado antes Asamblea/ Paid before assembly**

Regarding the debtors list, it is necessary to approve the balances at the end of each year in order to claim the total fees from the debtors. Debtors are charged a 20% surcharge, as established by the statutes, once the collection period, which is the six-month period in which the fees are issued, has ended.

Mr. Barbero speaks about professional debtors and whether anything is being done to recover the debts. Mr. Arteaga and Mr. Contreras explain that the system favours the debtor, and they discuss in detail the legal issues affecting these collection procedures, which are not favoured by the Town Hall's actions, which fail to collect through enforcement. The procedure followed to claim the debts is as follows: first, claims are made from the office on numerous occasions via email and letters, agreements are offered to establish payment plans, and if payment is not made, the case is sent to the lawyer. If the lawyer's efforts also do not result in payment, the matter is taken to court or enforcement proceedings are initiated. The most important thing is to interrupt the statute of limitations so that the debts do not expire. Now, and for this, we have an Item on the agenda, we want to attempt arbitration.

It is requested that the antiquity of the debts be included on the debtors list.

They also ask whether the debt belongs to the property or the previous owner. Mr. Arteaga explains that he understands there may be confusion because the debt is always personal, meaning it corresponds to the owner even if they sell the property, and in the case of community of owners, it affects the new owner for the current year and the three previous ones. However, in our case, we are a conservation entity, so the new owner assumes the obligations of the previous owner, meaning they take on the total debt. Procedures are initiated when the amount of the debt is sufficient so that the costs of the procedure do not exceed the money we can recover.

The list of debtors is put to a vote, as well as the authorisation of the President of the Entity to initiate legal actions against defaulters. Additionally, by virtue of this agreement, a formal offer is made to each of the property owners whose debts have been approved at this meeting to initiate a negotiation process for alternative dispute resolution. Furthermore, the Entity expressly states its willingness to submit to a negotiation or mediation procedure for the same purpose in relation to the debts owed to the Entity.

To this effect, any debtor wishing to submit to any of these procedures must do so in writing, addressed to the Entity administration, within thirty calendar days from the receipt of the present minutes. Failure to provide written response within the indicated period shall be deemed as the termination of the process without agreement, the fulfilment of the prior negotiation attempt requirement as set forth in the Civil Procedure Law (LEC), and the conclusion of the procedure without agreement, thereby restarting or resuming the deadlines for the filing of a lawsuit.

In the alternative dispute resolution procedure, the property owner may be assisted by legal counsel under the terms established by law.

**The aforementioned matters having been submitted to a vote, the settlement of debts, the authorisation of the President to initiate legal proceedings against the debtors, as well as the offer to initiate a negotiation process under the terms described above, are unanimously approved.**

## Item 5.- Approval, if warrants, of the budget for the year 2025.

### EUC Sitio de Calahonda-BUDGET 2025

	2025	2024	Variación	Expen 2024
<b>I.- Maintenance expenses</b>				
1.1. Operative services personel	169.950,00	203.400,00	-0,16	260.915,42
1.2. Gardens	21.000,00	21.000,00	0,00	12.453,26
1.3. Improvements	0,00	0,00	0,00	0,00
1.4. Roads	46.000,00	17.000,00	1,71	24.063,97
1.5. Vehicles	20.000,00	5.400,00	2,70	13.302,71
1.6. Fire precaution	12.000,00	12.000,00	0,00	5.856,40
1.7. Garden rubbish collect.	80.000,00	86.000,00	-0,07	74.997,58
1.8. Cleaning of streets	2.000,00	2.000,00	0,00	882,19
1.9. Others	2.000,00	2.000,00	0,00	953,51
<b>TOTAL I</b>	<b>352.950,00</b>	<b>348.800,00</b>	<b>0,01</b>	<b>393.425,04</b>
<b>II.- Profesional services</b>				
<b>TOTAL II</b>	<b>84.460,00</b>	<b>77.000,00</b>	<b>0,10</b>	<b>77.059,78</b>
<b>III.- Security service</b>				
<b>TOTAL III</b>	<b>481.000,00</b>	<b>481.350,00</b>	<b>0,00</b>	<b>470.854,56</b>
<b>IV.- Insurance</b>				
<b>TOTAL IV</b>	<b>12.000,00</b>	<b>11.200,00</b>	<b>0,07</b>	<b>12.395,49</b>
<b>V.- Supplies</b>				
5.1. Electricity consumption	5.000,00	4.000,00	0,25	5.306,40
5.1. Water consumption	4.500,00	3.500,00	0,29	3.845,88
5.2. Petrol consumption	7.000,00	11.000,00	-0,36	6.722,82
<b>TOTAL V</b>	<b>16.500,00</b>	<b>18.500,00</b>	<b>-0,11</b>	<b>15.875,10</b>
<b>VI.- Administración office</b>				
6.1. Personel cost	78.590,00	75.150,00	0,05	78.986,04
6.2. Office expenses	5.000,00	6.000,00	-0,17	7.138,44
<b>TOTAL VI</b>	<b>83.590,00</b>	<b>81.150,00</b>	<b>0,03</b>	<b>86.124,48</b>
<b>VII.- Other expenses</b>				
7.1. Capital goods	20.000,00	5.000,00	3,00	1.806,61
7.2. Directors' fees	15.000,00	15.000,00	0,00	15.000,00
7.3. General expenses	7.000,00	6.000,00	0,17	10.478,40
7.4. Conting./Emergencies	0,00	0,00	0,00	238,03
7.5. Reserve fund	30.000,00	30.000,00	0,00	22.063,79
<b>TOTAL VII</b>	<b>72.000,00</b>	<b>56.000,00</b>	<b>0,29</b>	<b>49.586,83</b>
<b>TOTALS</b>	<b>1.102.500,00</b>	<b>1.074.000,00</b>	<b>2,65%</b>	<b>1.105.321,28</b>

	551.250,00	€ / pto	551.250,00	€/ud
50% Ppto. -----	0,3339	50% Ppto = -----	80,14	
1.650.897,44		6.879		

The president states that the expenditure on personnel has been reduced, among other things, because the infrastructure audit carried out by the Town Hall indicated that our infrastructures were complete and in accordance with the law. Therefore, all personnel assigned to this type of work were no longer needed, in total three people. Also, this year our foreman has been dismissed, with another employee taking over his duties. The staff redundancies, in recent years have resulted in savings of 140,000 euros, have been painful as these people had been with us for many years. Furthermore, hiring an external manager has reduced the budget by 50,000 euros. The trend moving forward is to continue hiring external services.

Mr. Barbero expresses his disagreement, as he believes that residents are capable of handling an increase in fees. Mr. Contreras responds that, just as there are people who require more services even with an increase in fees, there are others who want the fees to decrease, and that we must find a balance. He complains that it is the basic income program who is responsible for cleaning Avenida de España, to which it is informed that this is one of the few things the Town Hall does here, freeing our employees to attend to the remaining 17 kms of streets.

The budget is prepared by examining the expenses of the previous year and the maintenance of infrastructure that is planned to be carried out, as well as the investments. For the year 2025, we are considering the purchase of a lorry, and after exploring all the financing options, given that these have high interest and costs, the purchase can be made outright, as the EUC has its own funds.

We have requested permission from the Town Hall for the installation of raised pedestrian crossings within the urbanisation, as the speeding problem, due to increased traffic, seems to be getting worse in some areas. These would be implemented progressively over several years.

There are many streets that need resurfacing; this is very expensive but necessary. The resurfacing of some streets has been requested, and the Town Hall approved €300,000 for resurfacing over several years, but this has now been put on hold, and we do not know what is happening. The rest of the budget is quite tight.

Mr. O'Horan presents several issues in the urbanisation that need to be addressed; some of these fall under the Town Hall's jurisdiction, but we encounter problems when we are the ones who will bear the costs and the Town Hall does not grant us the necessary permissions. The EUC carries out many maintenance tasks at the request of residents and on its own initiative; those that are our responsibility are completed, and those that are not are referred to the Town Council or companies like Acosol and Endesa.

**The budget is voted and unanimously approved.**

## **Item 6.- Election of Officers: President & Board of Directors 2025.**

There is only one candidate for president, Mr. Contreras. **His candidacy is put to a vote and is approved unanimously.**

There are eight candidates for the Board of Directors, all of whom are owners in the urbanisation. Any owners who wish to can submit their candidacy for the Board of Directors, provided they meet the requirements set out in the statutes and are up to date with their payments to the urbanisation.

After the two new candidates have been presented, the voting takes place. The results of the voting show that those who received the most votes and therefore form part of the next Board of Directors are:

**Alejandro Aroca 8,83%**

**Cathrine Bladh 14.52%**

**Francisca Fontalba 14,52%**

**Rafael Lozano 14.45%**

**M.<sup>a</sup> Ángeles Ramírez 12.93%**

**Daniela Wenk 12,88%**

The following candidates did not make it onto the Board of Directors

John O'Horan 7,42%

Francisco Salazar 4,51%

Mr. Contreras congratulates all those who have presented themselves and invites them to continue putting themselves forward and to participate in Board meetings when invited, even if they cannot be considered as Board members, and thanks them for their availability.

**Point 7.- Proposal for modification of Article 58, Fifth Transitory Rule, and Article 55 of the entity's statutes as per the accompanying proposal.**

A) Article 58 of the statutes states: "For all matters related to the Entity which have to be resolved by the Courts of Law, the owners renounce their own jurisdiction and submit themselves to the Courts and Tribunals of Fuengirola."

The proposed wording would be as follows:

"1) Any civil dispute or conflict arising within the entity of conservation and, among them, including but not limited to, those related to alterations, modifications, and unauthorised occupations of common elements and infrastructures, damages caused to them, non-compliance with obligations established for members in the entity's statutes, as well as claims for unpaid fees or debts, or those arising from the relationships and provisions of the horizontal property regime applicable by analogy to the entity, between the entity and its members, including the subcommunities within its scope, between the entity's governing bodies and members, or directly between members, will be definitively resolved through legal arbitration by one or more arbitrators, within the framework of the Arbitration Court of Málaga of the Illustrious Málaga Bar Association, in accordance with its Regulations and Statute, which is responsible for managing the arbitration and appointing the arbitrator or arbitration tribunal.

2.- By agreement of the absolute majority of the Board members, it may be decided that a specific dispute will not be resolved through arbitration, but rather by the Courts of Law.

3.- The entity's members and the subcommunities integrated therein, both individually and through the entity governed by these statutes, agree as future parties to comply with any ruling issued."

The current wording of the Fifth Transitory Rule of the statutes states the following: "Until the necessary agreement for the collection of debts by "via de apremio" is signed with Mijas Town Hall and until the said collection begins in practice, the entity will continue to claim the debts through the Courts of Justice, and the surcharge determined under article 49.5 of these Statutes will be applied as surcharge for non-payment.."

The proposed wording would be as follows:

"The claim for fees or debts of any kind to the entity will be pursued through arbitration under the terms set forth in Article 58 of these statutes, with the surcharge established in Article 49.5 of these statutes as a penalty for non-payment, until an agreement is signed for the collection of fees and debts of any kind to the entity through enforcement recovery by Mijas Town Hall or, if applicable, the authority delegated by this Town Hall for such purposes, and the actual collection of these debts is initiated through that process."

B) Article 55 of the statutes states:

"1 The C.U.E. SITIO DE CALAHONDA, as a collaborating urbanistic entity, will be dissolved when the Town Halls with jurisdiction where this entity operates, or another competent urbanistic authority, take charge of all the services and common elements, without exception, of the urbanisation.

2.- This dissolution must be, in any case, approved by the appropriate urbanistic authority according to the appropriate procedure, with a previous agreement of the General Assembly according to these Statutes.."

The proposed wording would be as follows:

"1.- The E.U.C. SITIO DE CALAHONDA, as a collaborating urban entity, will be dissolved when the Town Halls with jurisdiction where this entity operates, or another competent urbanistic authority, take charge of all the services and common elements, without exception, of the urbanisation, and following the necessary prior agreement, in any case, of the General Assembly approving the dissolution under the terms established in these statutes.

2.- The dissolution must be approved by the competent urban authority through the appropriate administrative procedure, following the necessary prior agreement, in any case, of the General Assembly with the requirements established in these statutes, which may determine the continuation of the conservation entity for the maintenance of certain services."

Following the explanations given by our lawyer, Mr. Arteaga, regarding the difficulties we are encountering when claiming the debts of the owners in court or through enforcement proceedings, it is necessary to seek

another avenue, which is arbitration submission. However, for this, the wording of the Statutes needs to be amended to incorporate arbitration proceedings as a means of claim.

**This was unanimously approved.**

**Item 8.- Information regarding the status of the parking project on Avenida de España. Measures to be adopted, including authorisation for the president to initiate legal actions.**

The parking at the park on Avenida de España was approved in the AGM of 2024, and work began, but the Town Hall halted the works at the request of the EUC, as they did not comply with current legality due to the lack of a building permit. Only recently have they finished submitting the requested documents, and they are considerably delayed, which means that the traffic and parking chaos in the surrounding streets continues. It is explained that it will be a public and free parking facility that is beneficial for the EUC to alleviate the chaos in the area; the land is not being transferred, only permission is granted to create a parking facility. Currently, the park cannot be opened due to the dangers posed by unfinished works.

**It is unanimously approved to authorise the president to take legal action if necessary.**

**Item 9.- Report on matters of interest that affect the urbanisation. Measures to be taken and ratification of agreements.**

There are no agreements to ratify.

Owners are informed that the security company has transferred the service of the urbanisation to another company, which is legal as it was not prohibited in the contract.

Since this contract ends at the end of June, an offer will be opened for other companies to provide their services, which any interested companies can apply for, and the new contract will prohibit the transfer of the service. The number plate recognition cameras are finally operational after five years. The next step that the Board would like to undertake is the potential installation of traffic control cameras throughout the urbanisation, which will be monitored by the state security forces.

**Item 10. Proposals from Owners, according to Article 23.3 of the Statutes.**

The only proposal we received was submitted late and could not be included in the agenda; therefore, the questions will be addressed in the next Item.

**Item 11. Any other business.**

Mr. Barbero mentions that he believes they are dismantling the garden centre. It is explained to him that we are about to receive the ruling from the arbitration claim that was filed because the contract had ended and they did not want to vacate the garden centre, and we believe they are taking the plants and machinery to make it available to the EUC. He also asks if a 5G tower installed at the Cipreses shopping centre has the necessary permits; he is asked to send an email to the office, as it is a private area, and the Town Hall authorises these installations.

He also requests an increase in security services, and Mr. Contreras explains that the security of the homes is not the responsibility of the urbanisation's security; in fact, the law does not protect them if they enter private property. Each house must provide the necessary security measures, and he does not believe that an increase in one vehicle and two guards will eliminate crimes, as security only covers common areas. Currently, there are two vehicles on duty 24 hours a day, 365 days a year, another from 21:00 to 05:00 as reinforcement, and in summer, an additional vehicle is added during the day, which is rotated according to needs. Neighbours also complain about the repeated non-compliance by the Town Hall with the services being provided. It is explained that we completely agree, and just as we file complaints with the Town Hall and speak with

councillors, it is very important for residents to also communicate their complaints to the Town Hall, as they are the ones who pay fees and taxes to the council and are also the ones who vote in elections.

They request more cameras in the urbanisation, and we will request traffic control CCTV cameras from the Town Hall, but it is warned that the procedures are long and tedious. If they wish, we can submit their proposal for increased security for next year.

Mr. Wilhelmsen comments that after reading the statutes, he sees that the maintenance of pavements is the responsibility of the property owners, and that on calle Córdoba they are in poor condition, very deteriorated, and overrun with hedges. Property owners are asked to report any damage they observe to the office, where it will be studied to determine whether it is within our authority to fix it or if we need to inform who is responsible for the repair.

Mr O'Horan requests that the municipal plot behind LIDL be closed off, as young people enter there to commit acts of vandalism. It is explained that we cannot do this, as it is owned by the Town Hall.

With no further questions, Mr. Contreras closed the meeting.

**The meeting concludes at 13:30.**



César Contreras Gonzalez  
Presidente



Cathrine Bladh  
Secretaria