MINUTES OF THE ORDINARY GENERAL ASSEMBLY OF THE E.U.C. OF SITIO DE CALAHONDA HELD ON MARCH 26, 2026.

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 13.71% and the following Agenda:

Item 1.- Approval, if warrants, of previous Minutes.
Item 2.- President's Report.
Item 3.- a) Auditors Report for the year 2025.
b) Appointment of Auditors for the year 2026.
Item 4.- Approval, if warrants, of the Accounts of the year 2025, as well as of the outstanding debts at 31st of December 2025. Authorisation to the President of the Entity to take legal actions.
Item 5.- Approval, if warrants, of the budget for the year 2026.
Item 6.- Election of Officers: President & Board of Directors 2026.
Item 7.- Information regarding the garden centre.
Item 8.- Report on matters of interest that affect the urbanisation.
Measures to be taken and ratification of agreements.
Item 9.- Owners proposals according to article 23.3 of the Statutes.
Item 10.- Any other business.

Attendees:

Sr. C. Contreras for CP Mediterráneo	0.85580
for Roman Scieska	0.01938
Sr. H. Sofizadeh for CP Belindas Paraiso	0.12429
Sr. V. Throndsen for CP Puente II	0.57810
Sra. C. Bladh for CP Portón VII	2.08590
Sra. D. Wenk for CP Star 7, Blq.3+4	0.07848
for CP El Alarife	1.19941
for CP La Cornisa	2.36121
Sr. L. Grant for himself	0.02641
Sr. W.R. Stewart for CP Gaviotas	0.37720
for Sra. Stewart	0.02259
Sra. F. Fontalba for CP Jardines Paraíso	0.22350
Sr. C. Falk for himself	0.02883
Sr. B. Mohebbi for himself	0.02929
Sr. J. Lienhart for CP Balcones Campanario	0.53149
Sra. T. Odonoghue for CP Fuentes	0.15587
Sr. K. Gasperavicius for CP Cortijos Calah.	0.30406
Sr. J.L. Barbero for Sra. M. Barbero	0.04846
for Mertramar	0.23048
for Sra. M.C. Will Blume	0.04797
for CP Hacienda Los Pinos	0.12508
for Sra. C. Bourgaux	0.03526
for Sra. A.M. Jimenez	0.02786
for CP Hacienda Los Pinos	0.12508
for CP El Edén	0.14847
for Sr. C. Brüstle	0.03526
Sr. A. Wyers for CP Calahonda Hills	0.44907
Sr. G. Frost for CP Las Brisas	0.25155
Sra. B. Martinez for herself	0.03755
Sra. C. Gallardo for CP Jardines III	1.07094
Sr. L. Vega for CP El Mirador	2.00147
Sr. J. Mendiguchia for himself	0.06881
Sr. R. Lozano for himself	0.01290
Sr. I. Recio for himself	0.02562
Sr. A. Giuliari for himself	0.03150

Sra. C. Castronuño for herself 0.03192

total attendance.with the right to vote ……. . 13,68%

Attendance without the right to vote:

Sra. Marlene Gosselin for herself 0.03453

Total attendance 13,71%

The attendees are welcomed and the rules of debate are explained those present and thanked them for attending the meeting.

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

The minutes of March 26, 2025, 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 unanimously approved.**

Item 2.- President's Report.

This was sent with the summons to the meeting and is reproduced below:

"As every year, I would like to begin by expressing my gratitude to everyone who contributes to the smooth running of our urbanisation: the EUC staff, external contractors, presidents, administrators and residents who, in one way or another, facilitate the work carried out throughout the year.
I would remind you that all relevant information concerning the Entity is available on our website, social media channels and, of course, at the EUC office, where you may be attended to whenever necessary.

General Situation of the urbanisation

Following the audit carried out by the Town Hall some years ago, which concluded that our urbanisation was in adequate condition in terms of infrastructure, the EUC's efforts have been focused primarily — except specific actions — on the cleaning, upkeep and maintenance of the common elements.
Any extraordinary requirements that may arise during the year, such as the self-protection plan, pruning, felling or other specific works, will continue to be carried out mainly through external contractors, whenever our operational services are unable to undertake them directly.

Garden Centre

I would like to inform you in detail about the situation of the area known as the Garden Centre and the actions undertaken by the governing bodies of the Entity.
As you are aware, the assignment of use of this area was formalised by agreement in 1997, subsequently amended, and came to an end upon expiry of the contractual term. Furthermore, various breaches on the part of the occupier were identified.
In view of this situation, and with the approval of the General Assembly, the Board of Directors resolved not to renew the assignment.
In compliance with the Assembly's mandate, the appropriate legal action was initiated to recover possession of the area. Arbitration proceedings were commenced and concluded with an award in favour of the EUC, declaring the termination of the contract and ordering the former occupier to return the property.
In order to ensure swift and voluntary enforcement of the award, a settlement agreement was reached, by virtue of which full possession of the Garden Centre has been immediately recovered. All improvements carried out remain for the benefit of the community, and part of the legal costs has also been recovered.
At present, the EUC holds full possession of the area. The Board of Directors is considering various alternatives for its future use and has been in contact with potential interested parties regarding a new assignment, always with the aim of finding a solution that benefits the urbanisation as a whole.
As of today, no agreement has been finalised, and owners will be duly informed of any significant developments.

Parking on Avenida de España

In relation to the parking project on Avenida de España, the General Assembly approved the assignment of an area for the construction of parking spaces intended for the use of all Calahonda property owners.
An agreement was signed with the developers expressly establishing the obligation to obtain the corresponding building licence prior to the commencement of works.
However, works began without the required licence. The EUC cannot assume the risk entailed in carrying out works without the necessary permits, in addition to this constituting a breach of the signed agreement.

For this reason, the Board of Directors was obliged to notify the Town Hall, which proceeded to halt the works.
During this period, contact has been maintained with both the developers and the Town Hall, and all indications suggest that the licence may be granted shortly. The Board of Directors will continue to monitor this matter and adopt the necessary measures in defence of the Entity's interests.

Mijas Town Hall

Unfortunately, relations with Mijas Town Hall remain very limited. Our urbanisation continues to receive far less attention than it should, with municipal action practically restricted to the weekly cleaning of Avenida de España and occasional interventions in certain riverbanks.
We continue to suffer recurrent power outages and deficiencies in public lighting, a service that falls under municipal responsibility. Although lists of incidents are submitted weekly, repairs are carried out very slowly, with some streetlights having remained unrepaired for over a year.
We shall continue to report all incidents; however, we have observed that when residents themselves report them directly via the GECOR application, they tend to be resolved more quickly. We therefore encourage you to make use of this tool.
We continue to insist, without response from the Town Hall, on fundamental issues such as:

- Access to the beach from Calahonda Beach
- The undergrounding of high-voltage power lines
- The problems caused by wild boar
- Excessive speeding within the urbanisation

Thanks to the Board of Directors

I would like expressly to congratulate all members of the Board of Directors for their effort and dedication. All decisions are taken by consensus, always with the aim of making our urbanisation safer, better maintained and more pleasant, for the benefit of all residents.

Treasury

Annual expenditure for the 2025 financial year amounted to €1,041,930.08, representing 94.51% of the approved budget, which for that year totalled €1,102,500.
During the year, property owners paid a total of €1,034,113.36 in maintenance fees to the EUC, equivalent to 93.80% of the approved budget for 2025.
With regard to outstanding debts from previous financial years, €62,389.39 was recovered, representing approximately 17% of the amount pending at the beginning of the year. As a result, the financial year closed with a surplus.
Furthermore, a bank deposit of €150,000 has been arranged for a term of one year, risk-free, with guaranteed capital and immediate availability.

Infrastructure

Our operational services continue, as every year, to work on the conservation and improvement of common elements.
During this financial year, the following works have been carried out, among others:

- Pavement improvements and pothole repairs
- Fence repairs
- Repair of hundreds of manhole covers located on pavements
- Pavement painting
- Cleaning and improvement of storm drains

This year has been particularly rainy, and incidents have been minimal, demonstrating that the stormwater drainage system is properly dimensioned, clean and correctly maintained.
A new water reservoir has been constructed by Acosol in Monte Paraíso, with very satisfactory results to date.
The lorry-mounted crane has also been replaced, as the previous vehicle was in very poor condition and severely limited operations, in addition to suffering continual breakdowns. Delivery has taken longer than desirable, but we trust that the new vehicle will be available at the time of the Assembly.

Environment

Garden Rubbish collection points in public areas have been removed in compliance with the municipal by-law prohibiting them. Following considerable effort, these points have been eliminated, and the result is evident: cleaner streets, without debris invading streets and pavements, and without dumping from outside the urbanisation.
We are aware of the inconvenience involved in having to take pruning waste to the office; however, in addition to complying with regulations, aesthetic, economic and health improvements have been achieved, avoiding what had effectively become refuse dumps next to dwellings.
Due to this year's heavy rains and strong winds, numerous trees have fallen, both in public and private areas. Depending on each case, they have been removed by our operational services, by residents, or by the Town Hall when affecting public roads.

Security

The company currently providing security services within the urbanisation is Hetecse, S.A., which maintains both the same security staff and the same contact telephone number.
The company has been entrusted with various functions within the community. Its scope of action is limited to the urbanisation's common areas, and it cannot attend to personal requests from owners beyond the duty to provide assistance in specific and relevant cases.
In addition to patrolling the streets to prevent potential offences, it carries out inspections of public lighting, supervises manholes and detects damage on the public roads.
Security personnel also provide assistance to residents when necessary, particularly in cases of loss, incidents or illness, and collaborate with and assist the Local Police and the Guardia Civil when required.

Self-Protection Plan

As every year, the urbanisation's self-protection plan has been implemented and is submitted annually to the Town Hall. The cleaning of riverbanks, which falls under municipal responsibility, is requested therein. Last year all were cleaned, and we hope the same action will be taken this year.
The 2026 self-protection plan is currently under evaluation, reviewing green areas and cleaning requirements. The aim is to reduce vegetation fuel in the event of possible fires, maintaining green areas in a safe yet natural manner.
We manage approximately 600,000 m² of green areas, which cannot and should not be maintained as gardens.
Felling and pruning are always subject to municipal authorisation, which limits many necessary actions.

Plant Health and Fauna

Phytosanitary treatment has been carried out on pine trees in public areas. We remind property owners that pine trees in private areas must also be treated, as pine processionary caterpillars spread easily, causing a risk to people and pets.
This year more than 250 palm trees have been pruned. The cost of this service increases annually due both to the number of specimens and to rising service costs.
In addition, 15 palm trees affected by an invasive fungus have had to be removed. Alternative treatments were attempted without success, and removal was ultimately chosen to prevent further spread, as occurred in the past with the red beetle. We ask owners to pay particular attention to private palm trees.
Serious problems caused by wild boar persist in both public and private areas. Despite repeated complaints, no effective measures have been adopted. It is essential not to feed these animals, as they are wild and dangerous, and their presence increases the more they are attracted.
Although the Town Hall has contracted a service to control the population, we have received no information nor observed any results.

Coexistence and Pets

Finally, we remind residents of the obligation to comply with the municipal by-law regarding pets: to pick up excrement and to clean urine with water and vinegar, also in green areas. Complaints regarding mess, stains and unpleasant smells on pavements are frequent.
Let us act responsibly. We have extensive green areas and a large dog park where our pets may walk, socialise and exercise appropriately. César Contreras,"

Item 3.- a) Auditors Report for the year 2025. b) Appointment of Auditors for the year 2026.

Teodoro Sánchez, from UHY & Fay, thanks the assembly for the trust placed in the firm he represents. He reports that, after analysing and verifying the 2025 income and expenditure accounts and the financial statements as at 31 December, studies carried out in accordance with internationally accepted auditing procedures, he outcome of his work has been satisfactory based on the checks performed. The financial year has closed with a surplus of €83.204,82 and a reserve fund of €660.644,40. There are no questions or comments.

The same auditors are unanimously appointed for the 2026 financial year.

Item 4.- Approval, if warrants, of the Accounts of the year 2025, as well as of the outstanding debts at 31st of December 2025. Authorisation to the President of the Entity to take legal actions.

BUDGET CONTROL 2025

EUC Sitio de Calahonda

	BUDGET	EXPENSES	BALANCE	% EXPENS
I.- Maintenance expenses				
1.1. Operative services personel	169.950,00	158.403,92	11.546,08	93,21%
1.2. Parks and ghardfens	21.000,00	25.695,58	-4.695,58	122,36%
1.3. Improvements	0,00	0,00	0,00	0,00%
1.4. Roads	46.000,00	23.696,07	22.303,93	51,51%
1.5. Vehicles	20.000,00	3.416,45	16.583,55	17,08%
1.6. Fire precaution	12.000,00	8.589,25	3.410,75	71,58%
1.7. Garden rubbish collect.	80.000,00	86.898,08	-6.898,08	108,62%
1.8. Cleaning of streets	2.000,00	523,43	1.476,57	26,17%
1.9. Others	2.000,00	318,54	1.681,46	15,93%
TOTAL I	**352.950,00**	**307.541,32**	**45.408,68**	**87,13%**
II.- Profesional services				
TOTAL II	**84.460,00**	**89.697,23**	**-5.237,23**	**106,20%**
III.- Security service				
TOTAL III	**481.000,00**	**488.094,61**	**-7.094,61**	**101,47%**
IV.- Insurance				
TOTAL IV	**12.000,00**	**13.561,63**	**-1.561,63**	**113,01%**
V.- Supplies				
5.1. Electricity consumption	5.000,00	3.682,21	1.317,79	73,64%
5.1. Water consumption	4.500,00	4.613,84	-113,84	102,53%
5.2. Petrol consumption	7.000,00	7.358,90	-358,90	105,13%
TOTAL V	**16.500,00**	**15.654,95**	**845,05**	**94,88%**
VI.- Administration office				
6.1. Personel cost	78.590,00	85.149,93	-6.559,93	108,35%
6.2. Office expenses	5.000,00	8.833,66	-3.833,66	176,67%
TOTAL VI	**83.590,00**	**93.983,59**	**-10.393,59**	**112,43%**
VII.- Other expenses				
7.1. Capital goods	20.000,00	2.744,70	17.255,30	13,72%
7.2. Directors' fees	15.000,00	15.000,00	0,00	100,00%
7.3. General expenses	7.000,00	6.148,50	851,50	87,84%
7.4. Conting./Emergencies	0,00	9.509,55	-9.509,55	0,00%
7.5. Reserve fund	30.000,00	0,00	30.000,00	
TOTAL VII	**72.000,00**	**33.402,75**	**38.597,25**	**46,39%**
TOTALS	**1.102.500,00**	**1.041.936,08**	**60.563,92**	**94,51%**

The budget control is presented, showing that total expenditure is in line with the budget. The items that have exceeded the budget are those dependent on third parties. The roads budget has not been fully utilised because the installation of speed-reducing measures (speed bumps) was pending, as the Town Hall had not completed

the necessary study and the works could not be carried out; these will be undertaken this year. **The accounts are approved unanimously.**

The list of debtors as at 31 December 2025 is presented for approval, updated to 26 March 2026. In recent years, it has not increased significantly, as approximately 95% of the budget is collected. However, there are historical debtors. Arbitration proceedings have been initiated for the recovery of outstanding debts:

NAME	AMOUNT
ACTIVE INVESTORS GUILD, S.L.	623,86 €
AGUIRRE ECHEVERRIA, HNOS	345,45 €
ALFONSO OLALLA, LORENA	41,46 €
ALHAMAR CLINIC S.L.	23.120,38 €
ALTUWAJRI, HAMMAD&ALSHAER,LOUISA H.	501,47 €
ALVAREZ LUTZ, ELENA	210,79 €
ANARES HOLDING, S.R.O.	1.489,77 €
AOUN, KARIMA	68,89 €
BABUT, MARIA IOANA	393,59 €
BANCO POPULAR//ELITE PROPERTIES COSTA DEL SOL SLU	558,12 €
BERKENBOSCH, DENNIS	874,30 €
BIRIUKOV, STEPAN y KRAVCHENCKO, INESSA	257,84 €
BLACKWELL, Iain & BOJTI, Andrea Sarolta	125,02 €
BORTHWICK, PAMELA OLIVE	489,99 €
CABLE, MALCOLM J.& CLINGAN, ROBERT	260,99 €
CALCEDO IPARRAGUIRRE, IGNACIO CARLOS	334,97 €
CASTRO, IVAN & VIRGINIA	396,90 €
CDAD ALCORES DE CALAHONDA	8,029,83 ~~11029,83~~
CDAD CAMPOS DEL MAR	90.556,08 €
CDAD CASCADAS DE CALAHONDA	18.192,56 €
CDAD CENTRO DE SERVICIOS	6.330,59 €
CDAD LA ORQUIDEA fase 1(Adosadas)	9.058,01 €
CDAD LAS LOMAS DE CALAHONDA	185,06 €
CENTRE STAR LTD.	244,82 €
CHARSFIELD ESTATES LTD	12.544,63 €
CHURCH, ANTHONY JAMES & NICHOLLS, HILARY FRANCIS	345,80 €
~~DE HENNIN DE BOUSSU-WALCOURT, EDOUARD CLAUD~~	~~875,90 €~~
DEVAUX MARIE LOUISE	219,91 €
DOLINSKY, SEBASTIAN	1.543,30 €
DORALIZA TOURS, S.L.	12.626,82 €
DRUET REAL ESTATE SL.	32.412,53 €
EL HARRAR, KARENE	2.374,89 €
EL HOMRANI ZIDINI, ABDELKARIM	464,79 €
EL-ASSAR, ADNAN GABER & PAULSEN, MONIKA	960,03 €
ELHUNI, LISA/HODGSON NEIL	891,48 €
FARROW Y DEL BARRIO, JORGE E.	591,08 €
FISCHER, THOMAS KARL	19,66 €
GALLARDO BENITEZ, ROQUE	**1,664,09** ~~1769,12~~
GARCIA DEL PINO ROMERO, ILDEFONSA	122,06 €
GARCIA DEL PINO ROMERO, ILDEFONSA	133,28 €
GLADSKIKH, VICTOR Y TATIANA	3.565,63 €
GOLD PILLAR ASSETS S.L.	2.549,61 €
GOSSELIN, MARLEEN	89,52 €
GRETTKA, KRZYSZTOF TOMASZ y AGNIIESZKA MALGORZATA	758,19 €
HALLGREN, LARS MURDOCH & BERGAS, GUNN MARY	20,31 €
HARRISON, Brenda	2.785,51 €
HERNANDEZ DELGADO, MACRINA	517,64 €

INMUEBLES ROCIO MARBELLA, S.L.	5.057,54 €
LAWBIRD LEGAL SERVICIES SLP/MER PARSI	3.684,44 €
~~LI, CHEN GUANG~~	~~148,13 €~~
LIMETREE INVERSIONES, S.L.	1.245,37 €
LITVINENKO, IGOR & IRINA	1.000,99 €
LOBERMI 2003, S.L.	17.086,83 €
LUXURY DEVELOPMENTS ADVISORS SL	394,26 €
MACIAS MONTES, MARIA ELENA	3,748,05 ~~4231,83~~
MAISTE, MIKK y DIENER, KRISTIN	133,45 €
MALDONADO MIGUEL, FERNANDEZ	256,05 €
MARTOS BOHORQUEZ, FRANCISCO y FETI, ANDREEA	136,63 €
~~MAYOR VAL, MARIA PAZ~~	~~508,41 €~~
MIDEX-INMOMARBELLA PROM, S.L.	6.899,32 €
MILOV, ALEXEY & MILOVA, SVETLANA	235,61 €
MUNDAL, HAKON & URBANE, INGA	94,97 €
NAHI, ESMAEIL & GALYANOVA, IRINA	416,72 €
~~NIELSEN, BRIAN~~	~~190,93 €~~
OM GOLD 2009, S.L.	3.400,28 €
PAYAN BULDU, BEATRIZ ISABEL	279,48 €
PAYNE, TERRY MICHAEL	480,83 €
POUSSERAU, JOELLE ELIZABETH ELIANE	6.282,59 €
PROMONTORIA LEZAMA SLU // GOMEZ CANALAZ, A. & GOMEZ DEL OLMO	3.213,92 €
RATTONE, CORRADO y LYNN	545,79 €
REES, JOHN C. & DIANE E.	208,36 €
REUTER, Alain A.&PERIGNON Annie M.	34,73 €
RHIJNVIS FEITH y NIAMH PALMER	124,84 €
RIVAS CARMONA, Mª TERESA	7.101,88 €
ROCIO DE CALAHONDA S.L.	4.273,71 €
ROCKWAY CO LIMITED/MONTGOMERY 2007 SL	6.284,96 €
RONDA 9, SL	642,22 €
ROOZEN, H.J. & OP'T HOOG, B.G.M & J.C.M.	982,68 €
ROSCOE-MARKS, PAULA	400,29 €
SAN LORENZO COMERCIAL DEL NOROESTE,SL	4.306,81 €
~~SANCHEZ ALCANTARA, ROCIO~~	~~114,48 €~~
SAWHNEY, KANWALJEET SINGH/ALBA CORDOBA, D	174,91 €
SCARFE, MICHELLE (DALE)	819,68 €
SEA GROUP REAL ESTATE, SL	924,54 €
SEABORNE, JULIE	20,99 €
SILVA FERNANDEZ, MARIA JOSE	2.260,76 €
SOUWAKI 33, S.L.	524,49 €
~~STIE, OYSTEIN~~	~~897,74 €~~
STORME, FREDERIC CHARLES A.	199,74 €
TAGGART, JOSHUA CHARLES	448,78 €
TITULOS Y RENTAS, S.A.	1.436,25 €
TONDORF, JOSEF	193,13 €
~~TRAVENZA RESTAURACIÓN Y SERVICIOS, SLU.//TDL CHARRA HOLDING SL~~	~~140,24 €~~
TRISTAR UNITED SL	8.360,57 €
VEGA CABUCHOLA, ENCARNACION	1.592,11 €
VIJUESCA JULIA, JONATHAN	253,23 €
WAGNER, JACQUELINE MONIQUE	128,22 €
WALLACE FACKRELL, JANE L.	19,84 €
WEBSTER, PETER & VARGAS, ISABEL	3.205,39 €
WHEATCROFT, DAVID PAUL y VICTORIA	490,04 ~~790,04~~
WILSON, DEBORAH y NEIL RUSSELL	1.059,38 €

The outstanding debtor balances are unanimously approved, and the President is authorised to take legal action.

Item 5.- Approval, if warrants, of the budget for the year 2026.

EUC Sitio de Calahonda-BUDGET 2026

		2026		2025		% dev		Expen 2025
I.- Maintenance expenses								
1.1. Operative services perso-nel		178.447,50		169.950,00		5,00%		158.403,92
1.2. Gardens		21.000,00		21.000,00		0,00%		25.695,58
1.3. Improvements		0,00		0,00		0,00%		0,00
1.4. Roads		46.000,00		46.000,00		0,00%		23.696,07
1.5. Vehicles		10.000,00		20.000,00		-50,00%		3.416,45
1.6. Fire precaution		12.000,00		12.000,00		0,00%		8.589,25
1.7. Garden rubbish collect.		80.000,00		80.000,00		0,00%		86.898,08
1.8. Cleaning of streets		1.000,00		2.000,00		-50,00%		523,43
1.9. Others		2.000,00		2.000,00		0,00%		318,54
TOTAL I		**350.447,50**		**352.950,00**		**-0,71%**		**307.541,32**
II.- Profesional services								
TOTAL II		**88.683,00**		**84.460,00**		**5,00%**		**89.697,23**
III.- Security service								
TOTAL III		**505.050,00**		**481.000,00**		**5,00%**		**488.094,61**
IV.- Insurance								
TOTAL IV		**12.600,00**		**12.000,00**		**5,00%**		**13.561,63**
V.- Supplies								
5.1. Electricity consumption		5.250,00		5.000,00		5,00%		3.682,21
5.1. Water consumption		4.725,00		4.500,00		5,00%		4.613,84
5.2. Petrol consumption		7.350,00		7.000,00		5,00%		7.358,90
TOTAL V		**17.325,00**		**16.500,00**		**5,00%**		**15.654,95**
VI.- Administración office								
6.1. Personel cost		82.520,00		78.590,00		5,00%		85.149,93
6.2. Office expenses		5.250,00		5.000,00		5,00%		8.833,66
TOTAL VI		**87.770,00**		**83.590,00**		**5,00%**		**93.983,59**
VII.- Other expenses								
7.1. Capital goods		10.000,00		20.000,00		-50,00%		2.744,70
7.2. Directors' fees		15.000,00		15.000,00		0,00%		15.000,00
7.3. General expenses		7.000,00		7.000,00		0,00%		6.148,50
7.4. Conting./Emergencies				0,00		0,00%		9.509,55
7.5. Reserve fund		30.000,00		30.000,00		0,00%		0,00
TOTAL VII		**62.000,00**		**72.000,00**		**-13,89%**		**33.402,75**
TOTALS		**1.123.875,50**		**1.102.500,00**		**1,94%**		**1.041.936,08**

	561.937,75	€ / pto		561.937,75	€/ud
50% Ppto.	----------	0,3404	50% Ppto =	----------	81,68
	1.650.897,44			6.880	

The proposed budget is very similar to last year's, having increased by only 2%, which is below the rise in the Consumer Price Index for 2025. Ms Gallardo, from CP Jardines III, asks why electricity consumption appears in the budget if it has been assumed by the Town Hall; she is informed that this refers to the consumption of the office and the storage facility. Mr Barbero comments that his proposal would increase the budget and that it should be examined beforehand. He is informed that, although his proposal would indeed increase the budget, there is a specific item on the agenda for discussing owners' proposals.
The budget is approved unanimously.

Item 6 – Election of Officers: President & Board of Directors 2025.

The candidates who have put themselves forward for the Board of Directors are elected unanimously and as a block:
President: Cesar Contreras González
Directors: Alejandro Aroca Jiménez, Cathrine Bladh, Francisca Fontalva Díaz, Rafael Lozano Cámara, M.ª de los Ángeles Ramírez Camarero, Daniela Kristin Wenk.

Item 7 – Information regarding the garden centre.

Years ago, a green area was granted for the installation of a garden centre. This area has now been recovered following the expiry of the contract. Arbitration proceedings were required in order to regain possession of the area, as the agreed obligations under the concession contract were not fulfilled. Other garden centres were contacted, but ultimately none showed interest. Mr Throndsen, from C.P. Puente II, asks about the rental price of the area; there is some confusion, as he is referring to the motorway storage area, which has also been cancelled.
Mr Mendiguchía, a resident of Sitio de Calahonda, presents a proposal for a tennis school in the garden centre area, supported by projected images showing how the area would look. This would be a temporary concession with services provided to the urbanisation valued at €40,000 per year; ownership would remain with the urbanisation. He believes it is a good project that would add value, noting that the area is currently completely neglected. Residents, including Mr Barbero on behalf of Mertramar, do not approve the project. Mr Babak Mohebbi, from Calle Málaga, complains about the gym on Avenida de España and argues that this club would only bring parking problems.
Other residents, including Mr Recio and Mr Throndsen, raise concerns about excessive speeding in the urbanisation's streets, which has increased due to the gym and would increase further with the club. Ms Gallardo requests that alternative uses be considered for the area, such as a park or similar. Mr Vega, from CP Mirador, notes that the area is difficult due to access and asks whether the maintenance and restoration costs have been assessed. It is explained that several garden centres, including Acer, Guzmán and others, had shown interest but nothing materialised.
Mr Mendiguchía, the project promoter, states that this project differs from the gym; although he personally suffers from the disturbances caused by the gym, this would be a family-oriented project. With 10 courts, there would be at most 30 cars, so parking would not be an issue. He believes it is a private investment that would enhance the area. The President of Cortijos de Calahonda, Mr Gasperavicius, supports the tennis club as it promotes a healthy lifestyle and could offer discounts; and most importantly, the urbanisation would not have to bear the cost of improving the area. Mr Wyers, from CP Calahonda Hills, asks about the cost of cleaning the area and is told it would be around €100,000.
Mr Frost, from CP Brisas, states that when projects of interest to the urbanisation are to be discussed, information should be provided in advance so residents know what to expect and proposes that this be done in future. Mr Mohebbi argues that the project would devalue the urbanisation, as residents seek tranquillity.

Vote: the majority vote against the project. In favour: Mr Mendiguchía and CP Cortijos de Calahonda. Abstention: Francisca Fontalba. **The proposal is not approved.**

Item 8 – Report on matters of interest that affect the urbanisation. Measures to be taken and ratification of agreements.

The car park approved in Parque de España to ease traffic congestion and parking around the Oxygen gym, intended for use by all residents of the urbanisation, has had its works halted for two years due to a lack of municipal licences. The relevant parties have been contacted on several occasions to resolve the situation; otherwise, the agreement would be revoked, in which case the area must be restored to its original condition. Recently, the Councillor for Infrastructure, Ms Burgos, has informed us that the situation will be unblocked and the car park can be completed. The Board considers this highly beneficial given the traffic and parking issues in the area and hopes the matter will be resolved promptly. Efforts will continue to ensure it becomes operational by summer. The resolution from last year's General Meeting, to restore the area to its original condition if construction is not completed, remains in force.
On the other hand, the urbanisation lacks areas for teenagers and children to gather and engage in free sports activities, highlighting the need for such a space. Over the false tunnel area of the motorway, calisthenics equipment, a basketball hoop, a pétanque court, would be installed as well as the existing outdoor fitness equipment, and a children's area. This space would have set hours to minimise disturbance to nearby residents and could not be used outside those hours. An image of the proposed layout is shown. CP Puente II objects due to proximity, noise, and traffic. Mr Giuilari, Mr Stewart, and Mr Wyers support the project due to the need for a designated area for younger residents. **The proposal is approved by majority, with votes against from CP Puente II and Belindas Paraíso, and abstention from CP Las Brisas.**

Item 9 – Owners' proposals, according to Article 23.3 of the Statutes.

The following proposals submitted with the agenda were discussed:

1.- Mr Barbero proposes increasing security by two guards, one additional vehicle, and one gardener. The Board considers the current service sufficient: two vehicles operate 24 hours a day, 365 days a year, with reinforcement during peak hours and an additional vehicle in summer. Regarding an extra gardener, it is preferable to reinforce staff during peak periods and subcontract pruning and green area maintenance. The security budget would increase by €335,500 per year and staffing costs by €32,500 per year. This proposal is rejected, receiving only Mr Barbero's vote in favour.
2.- Mr Juan Luis Vega states dissatisfaction with the maintenance of the green area adjacent to the golf course, noting that maintenance does not comply with what was agreed when these areas were ceded. While the playing area is maintained properly, the rest is not, and work is only carried out at the request of the community. The 2016 renewed contract requires maintenance to prevent fire hazards. The President responds that complaints are addressed with the golf course and monitored, and that a technical architect's report indicates the area is currently well maintained. Mr Vega argues that the area has long been neglected and that the Club does not meet its obligations, meaning the EUC Sitio de Calahonda bears costs it should not. Mr Sofizadeh, from CP Belindas Paraíso, raises similar concerns, noting they must clean and maintain golf course palm trees bordering their area.
The President of the EUC, Mr Contreras, explains that when they have neither the means nor the funds, the EUC works with them, since La Siesta Golf Club is a non-profit entity which provides the opportunity to play golf within the residential development (like other sports clubs) and also maintains a large number of green areas which, in its absence, would be left in a virtually neglected state. A number of photographs are shown which make it clear that the areas referred to are currently maintained in perfect condition, although it is acknowledged that several years ago they were in a very poor state. However, this never posed a fire risk to the community, as the distance between the green area and the houses is quite considerable.
In any case, the matter will be brought to the attention of the Golf Club, and any proposals made regarding the future maintenance of the area will be considered.

3.- Pruning collection proposal: Mr Falk explains the difficulty of transporting pruning waste to Monte Paraíso without a gardener or vehicle and requests street collection. The President explains that regulations prohibit

leaving such waste in the streets; collection is only made at source for large accumulations. For major pruning, the office is notified and removal arranged, with large volumes subject to a charge. Establishing a general collection service is not viable as it would require dedicated staff and a vehicle. Alternatives will be explored, though providing private services may conflict with the Statutes, as noted by Mr Arteaga. The matter will be studied further.

Item 10 – Any other business.

Ms Gallardo expresses concern about dead palm trees not being removed, noting they should be felled to avoid accidents once infected. It is explained that most are privately owned and, when we contact them, they are not always removed.
Mr Frost proposes that future assemblies include infrastructure and green area modifications as separate agenda items and that information be provided in advance.
Mr Barbero reports a crane parked on the pavement in Calle Málaga for over three months. It is explained that the matter has been raised with the police and Civil Guard, as the EUC has no authority.
Mr Gasperavicius asks about the pine processionary caterpillar this year, noting treated trees have still been affected. Mr Vega responds that the pests become resistant to treatments.
Mr Arteaga, lawyer, reports that the Town Hall has approved an ordinance for the handover of urbanisations, though no contact has yet been made. A preliminary reading suggests limited short-term changes. This will be studied, as for over 20 years there have been requests for municipal services and cost-sharing without response.
Mr Stewart requests earlier notification of meeting dates; he is informed that meetings are usually held on the last Thursday of March unless it is a public holiday, making them predictable.
With no further matters, the meeting concludes at 13:45.

César Contreras Gonzalez
Presidente

Cathrine Bladh
Secretaria