



Welcome

Newly elected ARCOS Board of Directors



L-R: Doug Rye, Berta Basulto, Efrain Lomeli, Abraham Ledesman and Eduardo Osuna

At the General Assembly January 10, 2026, a new Board of Directors for the Arcos Association was voted in for a two-year term. Abraham Ledesma (F1) is the new Arcos president. The treasurer is Eduardo Osuna (C305) and Berta Basulto (W2) is the secretary. Two vocal members of the Board are Doug Rye (2019) and Efrain Lomeli (E305).

President Ledesma vouched for improved transparency in Association matters and thanked the new Board members for their commitment to the community.



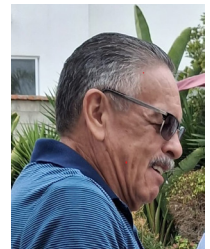
Board President
Abraham Ledesman

Association Attorney and Administrator Appointed



Lic. Arturo
Hernandez-Cuadros

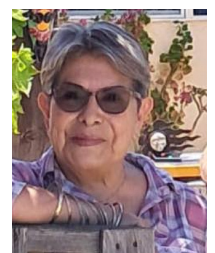
The Assembly also voted to enter two-year contracts with current Arcos attorney Lic. Arturo Hernandez-Cuadros and the current Administrator Jose Luis Casillas. These two associates were acknowledged for their extraordinary efforts to right the Association and restore Arcos on its path forward. Much of their work entailed recovering appropriate government registrations, legal documents, financial records, and establishing new banking relationships. They overcame many barriers along the way since no records were turned over from the prior administration. Several lawsuits are still being defended or are in progress.



Jose Luis Casillas

Gratitude to Maria Lozoya and Her Team

Abraham expressed sincere thanks to Maria Lozoya who stepped in last spring as the interim Arcos President and then had to fight several legal and administrative battles to retain the position. Maria and her board of Marilyn Estrada, Esteban Morales, and Abraham Ledesma let nothing stop them from protecting the interests of Arcos homeowners.



Waste Water Treatment Plant Update

The Club Seccion is responsible for the operation of the Plaza Del Mar waste water treatment plant. The plant is currently serving all of the neighborhoods (Arcos, Club, Pyramid Villas, Pyramid Gardens and the Atisa Pyramides development) but only Club is paying for its maintenance and operation. It is at capacity and, with recent storms, there is a concern that it will overflow.

Arcos representatives met recently with the Club administrator and board members to discuss a "fair share" of the plant's operating expense and the back payments Arcos owes to Club. There wasn't any agreement. They also discussed cost-sharing for the plant's maintenance and Arcos representatives refused to pay for expenses that aren't supported by invoices or facturas. Work on the new plant, supposedly being built by Encasa and Atisa to support their Plaza Del Mar developments, has halted and no one knew its status. The Assembly voted to have Administrator Casillas meet with Club representatives to negotiate a new agreement about waste water disposal and its shared expense and to reach agreement on what is currently owed to Club by the Arcos Association.

ARCOS FINANCES



Year-End Financials Approved

After nearly a year and a half of financial mismanagement, the Association actually ended the year (based on available records) with \$3,173. This represented the portion of the year when dues were paid by some residents through Maria Lozoya and only minimal expenses were paid. Jose Luis presented the financial statement based on records he and the new Association accountant were able to reconstruct. Funds were sufficient to cover the cost of all staff, including Rosendo who returned as a gardener in the fall.

In his report, Administrator Jose Luis said he has a roster of members and is sending them monthly dues notices and financial reports. He thanked those who have paid their 2026 dues in full which will help the Association's cash flow in the short term. He asked anyone whose statement isn't accurate to contact him in order to have it revised (Durango_1999@hotmail.com).

2026 Budget Adopted

A new budget for 2026 was presented and approved. Total expenses are \$115,200 USD. The Administrator noted that he does not believe a dues increase will be needed to support these expenses if everyone pays their monthly dues. No extraordinary expenses were anticipated in the budget.

New Banking Relationship Established

Maria Lozoya reported that she had opened a new bank account for the Association at Scotia Bank in Rosarito. Currently the account is just in pesos but the application included a dollar account as well. The process has been very, very time consuming and isn't yet completed. She said that American banks have refused to open accounts for Mexican HOAs and the prior Arcos Mexican bank would not accept a transfer to the new board.

Since Mexican banks are no longer accepting checks from USA banks, all dues must be paid in pesos. This has proven to be difficult for many homeowners. Some are paying in cash to the head security guard Cristo while others are using intermediaries such as Western Union and WISE.

CESPT Petitioned to Change Designation

Attorney Arturo advised members that he has petitioned CESPT to change the Arcos water designation to residential instead of commercial. He said this will lower the rate charged for water and result in savings to the community and individual water bills.



Beautification Efforts Underway

A new Arcos sign has been installed at the front park by Encasa. It replaces the sign removed to build their new for sale homes.

The Camp family has donated bougainvillea plants to be placed along the "boulevard" along the street as you enter the community. More plants are needed throughout the community, especially on this main street, where construction damaged much of the previous landscaping, and at the mirador where the former gardens were removed.

