

ASOCIACION DE REGULARIZATION DE VECINOS DE LA CHOLLA A.C

Regular Meeting of New Board – Community Center

January 19th, 2020

CALL TO ORDER:

A regular meeting of the new Board was held Sunday, January 19th, 2020 President Dugan called the meeting to order at 9:05

Those members in attendance were: Mike Dugan, Helen Dahlstrom, Kelly Ross, Kathy Barnard, Pat Champion, Lew Felton, Steve Lee, Darrell Smith and Gabi Camargo. Not in attendance Gretchen Ellinger

MINUTES:

Mr. Dugan asked if there were any corrections or additions to the minutes of October 27th, 2019. There being none, a motion was made to approve the minutes, seconded and passed.

TREASURER’S REPORT/FINANCIAL:

Ms. Dahlstrom read the Treasurer’s reports from October 27th, 2019 and September 30th, 2019. A motion to approve the reports was made, seconded and passed. At six months we are at 43% of the budget.

MEMBERSHIP:

Ms Dahlstrom read the report provided by Ms. Koerner: Membership paid in full 511; Not current 343; Total Membership 854; Status unclear 12

OLD BUSINESS:

There was none to discuss.

CLUBHOUSE:

Ms. Dahlstrom reported that the building needs some small repairs which will be addressed as needed. Mr. Dugan pointed out that the double doors off the kitchen have been sprung as one of the repairs to be addressed. Ms. Dahlstrom also complimented the new paint color on the outside of the building.

Mr. Felton reported the refrigerator in the kitchen does not need replaced. He leveled the refrigerator and now it is draining okay. He will do the same for the refrigerator behind the bar.

EXECUTIVE COMMITTEE:

There was nothing to report

GARBAGE:

Mr. Dugan thanked Mr. Benji Brown for his work in acquiring and providing, to the community, the new 2020 Garbage stickers from Oomislim. Mr. Dugan stated that the increase in the new garbage fees of \$240 was due primarily to so many non-payers. Only 250 people have paid for the garbage collection in Cholla. Consequently, Oomislim cannot afford to bring the trucks out here twice away. Mr. Dugan pointed out that Cholla has over 800 homes with 512 paid HOA members and only 250 have paid for garbage collection. Mr. Ross added that it amounts to \$51K by non-payers. Mr. Dugan mentioned that some people use the excuse that they do not need to pay because they do not come down to Cholla very often. He stated that in the States you pay for garbage collection regardless of whether you are there or not. According to Mr. Brown, if more people pay there might be a possibility that the fees will be reduced. Mr. Dugan expressed his doubts the fee would be reduced however it remains to be seen.

Mr. Dugan explained that the person in charge of Oomislim was not paid for four months and finally quit. The new person in charge approached Mr. Brown to see if he could help with garbage fee collections, hence Mr. Brown's involvement. From the sale of the Stickers sold by Mr. Brown, the City has been able to pay all the back salaries and repair of the garbage trucks. There is now a dumpster located by the standpipe that is to be used for large items, trimmings and debris. The City and Oomislim agreed that in order for your taxes to be accepted this year you must show your Oomislim receipt. However, some people have already paid their taxes and did not need to show their garbage receipt. It is suggested that people bring their receipts just in case.

There was more discussion among Board members as to how to reduce the fees and to encourage more people to pay. Mr. Dugan explained that Cholla is charged a "tourist" rate/fee and that residents in Penasco do not pay any fee at all. Mr. Dugan stated that HOA used to be in the garbage business but five years ago Oomislim issued the HOA a 'cease and desist' letter under penalty of jail. Discussion continued regarding how we/Cholla might reduce garbage fees, however it is dubious that fees will decrease.

ROADS:

Mr. Ross stated that the roads are in good condition. Stop signs have been installed and the chain across the road to Tucson Beach has been installed as well. Mr. Ross asked that neighbors in the Tucson Beach area tell people not to park in front of the chain as it is use for emergency access only. He stated that Tucson Beach has been closed to motor traffic per Federal Government law. He explained that even though it's against the law to park in front of J.J.'s the road will not be blocked due to the panga fishermen.

Mr. Ross asked that anyone with an issue regarding the roads to contact him via email. You can find his address on the HOA website.

Ms. Dahlstrom asked about the sign out by the equipment yard, Mr. Ross said it will be replaced.

PARKS/ENVIORNMENTS:

Mr. Smith has been working with Arturo to build a railing around the Pickle Ball court as well as repainting the lines on the court. One of the swings needs work; the rim on the basketball backboard needs to be replaced.

Mr. Lee mentioned that someone had parked in the Park. Mr. Smith stated that bollards and a cable across will be installed on the corner to prevent cars from entering the grounds of the Park.

SECURITY:

Mr. Dugan said the police approached him regarding a leak in the roof, inside the police station. Ms. Dahlstrom explained that in June of 2019, along with Senor Carmargo, the station was inspected for repairs to the outside of the building. The agreement being, the HOA would maintain the outside of the building and the City would maintain the inside. However a motion was made and approved by the Board to budget \$200 for repair of the leak.

WATER AND SEWER:

Mr. Dugan spoke about a meeting with SBR, the condo managers and Cholla regarding the proposal of a desalinization plant to be built in Penasco. Mr. Dugan explained that the City has great challenges with the water, the aquafers are getting lower, the community is getting bigger, the system is old and equipment is often in need of repairs. Consequently the Government is interested in this proposal that could be operational by 2023.

Plan A: bid the project out for a desalination plant that will be run by whoever puts it in. The water will go to Oomapas, then after a certain period of years it would be turned over to the Government. The theory is the condos would use about 30% of what would be produced and the City would receive the rest.

Plan B: Anyone can produce desalinization water. It would not be owned by the Government and as long as the installation of such a plant meets environmental requirements, it would be acceptable. Mr. Dugan stated that the Government is not interested in Plan B.

Pros: The condos and Cholla would always have adequate water supply.

Cons: The cost of water and utilities will increase. With more water, more condos will be built.

Mr. Dugan intends to emphasize the lack of infrastructure in Cholla and to include it in the plan. It all remains to be seen.

Mr. Dugan was contacted by Juan Mesa from SBR regarding the need to replace the large cistern tank located out on the highway. Mr. Mesa asked that the condo communities and Cholla HOA help pay for the new tank, each to pay \$4000. Mr. Dugan negotiated payment based on water consumption since Cholla uses much less than any of the condos. Our payment will now be \$2000. A motion was made, seconded and passed to pay the \$2000.

NEW BUSINESS:

Next Meetings
March 15th, 2020
April 25th, 2020 General Meeting
April 26th, 2020 New Board Meeting
June 21st, 2020
October 25th, 2020

Mr. Dugan announced the elections are coming up and that there will be two positions open, Treasurer and Board member. Thirty days prior to the election, (March 15th), a notice will be sent out to the members with a ballot and names of candidates running for the Board. Therefore anyone wanting to run for an available position must return their biography/resume in by March 1st, 2020.

ADJOURMENT:

A motion was made, seconded and passed. The meeting was adjourned.

AUDIENCE PARTICIPATION:

Ms. Keller, M3 L39 asked that her name and email be removed from the HOA website since she is no longer on the Board and that Gabi Camargo and Gretchen Ellinger are added. She also asked that the minutes of the HOA meeting be posted as soon as they are approved by the Board. Ms. Dahlstrom will take care of posting them.

Mr. Culver, M25 L25 asked that the Board members introduce themselves. Each member gave their name and their position and duties. Mr. Culver asked how membership in the HOA is enforced. Mr. Dugan explained that the Government supports the requirement of joining the HOA Ms. Dahlstrom further explained that notices of payment due are sent out to the homeowners as a reminder. Also any sales transactions of properties in Cholla cannot be moved forward unless membership is current.

Mr. Dugan answered Mr. Culver's questions regarding ownership of the Police station in Cholla, the tank that needs replacement and the standpipe. The City owns the Police station, the Company (SBR) owns the water tank and the Vecinos de la Cholla HOA owns the standpipe.

Mr. Ross addressed Mr. Culver's concern about enforcement of Homeowner Dues and said there is a process in place and that most Realtors help to enforce payment. Also, all property sales in Cholla go through SBR. Property owners must be members of the HOA (in good standing) before the sale can proceed.

Mr. Culver inquired about the roads. Mr. Dugan explained that maintenance of the roads is the HOA's largest monthly expense and that the roads are owned by the City.

Mr. Culver expressed his opinion that as a community, it needs to be cohesive and supportive of the HOA.

There was more discussion among Board members and Mr. Culver about enforcing membership, garbage collection and encouraging people to join the HOA and keep current.

Karen Metcalf, M6A L14 asked when she will receive her HOA stickers and receipts. Ms. Dahlstrom said she would take care of it.

Pat Sledge, M25 L2 Asked about if there is anything different being done about the garbage collection fee. Mr. Dugan explained that the fee is still \$240 but will find out how many people has already signed up and find out when (or if) they will lower the fee. Mr. Dugan also wants to move the collection date from Tuesdays to Mondays.

Mr. Sledge agreed that the garbage situation is a community issue and even though the HOA is no longer involved in collecting garbage, he believes that the HOA should be better at communication regarding community issues. Mr. Sledge suggested that the HOA hire a community manager.

Dwayne Howell, M42 L11 asked about owners paying dues. Ms. Dahlstrom replied if there is no electric meter on a vacant lot now dues are required. Mr. Howell suggested a "blended" system of garbage collection i.e. part time people buy bags (provided by Oomislim) and long-term residents pay the garbage fee. Mr. Ross responded that the Board will do some research on the possibility of a blended system.

Mr. Howell asked where the HOA rules and regulations can be found, particularly regarding construction. Mr. Dugan stated they are posted on the website. Mr. Ross stated that they are posted in Spanish and English. Ms. Dahlstrom stated that we do not have C.C. & R's. Senor Camargo stated that the City has rules regarding construction in Cholla.

John McAllister, M12 L4, suggested that instead of selling garbage bags from Oomislim that they should sell garbage tags, making it a lot easier. He asked if SBR will ever be held accountable for installing water and sewer in Cholla. Mr. Dugan wants to address this issue with

SBR to figure out how it will happen. Mr. Dugan states that we (HOA) should be able to negotiate with SBR.

Bill Hicks, M26 L1 suggested that the reason why people don't pay their dues is because they don't know what the HOA does for the community. The HOA needs to communicate to its members what it does. Mr. Hicks asked if the membership has increased or decreased, Ms. Dahlstrom stated that membership has stayed the same.

Mr. Hicks suggested offering an incentive for residents to join the HOA i.e. paying the garbage fees to lower their dues. As an incentive, Mr. Dugan wrote a program to show Oomapas and SBR how much money that would make if they would put the water and sewer in, the payoff would be in three years. The incentive part would be a pro-rated "hook up" fee the HOA would pay for members in good standing. The longer the membership the less the hook up cost would be. Members, of course, would pay for their consumption of water. So far it has not been implemented.

There was more discussion among Board members and the audience participants regarding offering incentives to encourage membership in the HOA i.e. garbage collection fees and water delivery from standpipe to water trucks to houses. Mr. Ross explained that the water truck drivers are not and should not be responsible for "policing" delivery of water.

Cindy Ostergard, M38 L6 & 7 stated that some residents she has spoken with feel that holding HOA meetings on a Sunday is inconvenient. Ms. Ostertgard asked if a gate could be installed at the entrance of Cholla. Mr. Ross explained that the City will not allow it because you cannot prevent the Mexicans access to the beaches. Also there are businesses that need access to the community as well.

Marlene Blair, M16 L6 asked about charging for dumping garbage at the dumpster. Mr. Dugan said it would be up to the City to determine how much to charge and who to manage it.

Kim Hemesate, M68 L37A asked what the HOA involvement is with the garbage collection fees. Mr. Dugan explained that the City never involved the HOA nor notified the HOA that the rates were going to be raised. There was no negotiating. It is unknown whether or not if we can negotiate the rates in the future. Mr. Ross assured that the HOA will not walk away from this issue, that all suggestions for reducing the rates in the future will be considered. However at this point in time, the current and expected rate for 2020 is \$240.

Chris McGinty, M27 L14 asked if Mr. Ross is part of the problem if he won't pay the new garbage fees. Mr. Ross agreed to pay the fees.

Dwayne Howell, M42 L11, asked again about the HOA collecting the garbage. Mr. Dugan reiterated that the City will not allow it.