

ASOCIACION DE REGULARIZATION DE VECINOS DE LA CHOLLA A.C

Regular Meeting of New Board – Community Center

March 15th, 2020

CALL TO ORDER:

A regular meeting of the new Board was held Sunday, March 15th, 2020. Vice President Kelly Ross called the meeting to order at 9:05

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

MINUTES:

Mr. Ross asked if there were any corrections or additions to the minutes of January 19th, 2020. 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 as of February 29th, 2020. A motion to approve the reports was made, seconded and passed.

MEMBERSHIP:

Ms. Dahlstrom read the report provided by Ms. Koerner: Membership paid in full 518; Not current 336; Total Membership 854; Status unclear 12

OLD BUSINESS:

Ms. Ellinger reported her findings and recommendations on bringing the Vecinos de la Cholla HOA into compliance with the State of Sonora. By doing so, it would require membership in the Association by all property owners whether through direct title or through a fiduciary, in Cholla Bay. She explained that according to a recent Mexican law (passed in 2018) a “Condominium Regime’ is a neighborhood association that governs the operation of any community that has collective interests that need to be attended to.” There is also a law that has been in place for many years that states that property owners who are foreigners have to be legal with Mexican immigration: i.e. Permanent Residence (green card). It has never been enforced until now.

Based on Ms. Ellinger’s research, her recommendations are as follows: A: all Board members must be legally in Mexico; i.e. legal with Mexican immigration if not a Mexican citizen. B: Rewrite Bylaws and Regulations to comply with Sonoran Law, desires of current members and

legal protocols. C: Employ an administrator who will guide and assist the Board with re-writing the bylaws. The goal being, to capture monies from those who do not pay HOA dues and are using the services provided by the HOA i.e. roads and the water standpipe. Finally, D: For board decisions to be valid, every regular general membership or special general membership meeting must be translated to Spanish property signed and officiated and recorded in the public registry, AFTER having been properly announced to all members with agenda and items to be voted on.

There was much discussion among Board members as how to proceed. Ms. Champion suggested that Ms. Ellinger get with Mr. Dugan to determine what steps need to be taken to be in compliance with Mexican law. Discussion continued and Ms. Ellinger said we should do everything we can do to be cooperative with the City and in compliance with Mexican law. Mr. Kelly agreed and supports this and stated the entire board needs to be involved.

CLUBHOUSE:

Ms. Dahlstrom reported that the new double glass door by the kitchen service line will cost \$1450 to replace. A motion was made seconded and passed to budget the money to replace the door.

Ms. Dahlstrom stated that there are several more leaks in the roof. Repairs have been made but problems will continue because the roof does not slope and rain water will not drain off. Rick Dahlstrom, Gaby Camargo and Mr. Dugan are working on a plan and proposal for a new roof with a degree of slope to increase runoff.

The OBSC is taking down their sign and wants to place it on the front of the building where the CBSC has theirs. Mr. Dugan suggested, that once the roof has been repaired, putting “Vecinos de la Cholla” on the front of the building and above the two club logos.

EXECUTIVE COMMITTEE:

There was nothing to report

GARBAGE:

Mr. Kelly reports the garbage collection has been good so far. Collection is every Saturday and Tuesday.

ROADS:

Mr. Kelly reports the roads are in pretty good shape. There are several signs down and he will get with Arturo to get the signs replaced. Mr. Kelly said to contact him via email (address is on the HOA website) with any issues.

PARKS/ENVIORNMENTS:

There was nothing to report. Mr. Kelly will walk around the park to see what still needs to be done.

SECURITY:

There were no issues to report. The police truck is in for repairs.

WATER AND SEWER:

Mr. Kelly stated that nothing has changed. Ms. Champion asked about the status of the desalinization plant. Mr. Kelly reported there had been no progress or update. The HOA has paid SBR, our share of the cost for the replacement of the large holding tank.

Ms. Ellinger reported that city water service is available to those in Borracho Flats but the homeowner must pay to run the line to their house.

NEW BUSINESS:

Future Meetings: General Meeting April 26th, 2020 New Board Meeting June 21st, 2020 October 25th, 2020

Ms. Dahlstrom handed out the proposed budget for the next year. She stated that everything has stayed the same except the budget was increased for signaed, the park and police services i.e. the truck and building. A motion was made, seconded and passed to approve the budget.

Ms. Champion asked about candidates running for office and whether or not resumes have been submitted. Ms. Dahlstrom replied in the affirmative stated that she and Mr. Smith were the only candidates running and resumes will be turned into Mr. Felton to put in the Newsletter.

Ms. Barnard asked about the platform replacement for the Banos on the beach. Mr. Kelly said that Arturo will do the work. She will also order more banos for the week of Semana Santa.

ADJOURMENT:

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

AUDIENCE PARTICIPATION:

Mr. Wright: M68 L1, asked if the HOA would look at his lot and the wash area facing his newly constructed wall and consider helping with the cost of placing large boulders in front of the wall to slow down the flow of runoff from heavy rains. He stated that three of his neighbor would be willing to share in the cost. Ms. Barnard will look at the area and take pictures and send to Mr. Dugan and board for suggestions and comments.

Jeff Calvert: M25 L27, complemented the collection of the garbage.

Joan Mehlhaff M7 L28 complemented the collection of garbage as well. She asked what could be done about the rentals whose renters leave their garbage. Ms. Dahlstrom said she would take pictures of the rentals and garbage and send them to the homeowners including letter to pay for garbage.

Mark and Lisa McCullough: M25 L30C, has paid for garbage sticker and needs sticker.