

ASOCIACION DE REGULARIZATION DE VECINOS DE LA CHOLLA A.C

Regular Meeting of New Board – Community Center

April 28<sup>th</sup>, 2019

**CALL TO ORDER:**

A regular meeting of the new Board was held Sunday April 28<sup>th</sup>, 2019. President Michael Dugan called the meeting to order at 9:00 AM. Mr. Dugan welcomed all in attendance.

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

**MINUTES:**

Mr. Dugan asked if there were any corrections to the meeting from March 24<sup>th</sup> 2019. There being none, a motion to approve the minutes was made, seconded and passed.

**TREASURER’S REPORT/FINANCIAL:**

Ms. Dahlstrom read the financial report as of March 31<sup>st</sup>, 2019. Ms. Dahlstrom reported that the HOA budget is 68% complete. A motion to approve the report was made, seconded and passed. Mr. Dugan commented that we are right on target.

**MEMBERSHIP:**

Ms. Dahlstrom read the membership report as provided by Ms. Koerner: Members paid in full 565; members not current 288; Total Membership 853, Membership status unclear 12.

Ms. Dahlstrom stated that past HOA dues are being collected when properties sell. Notorios and SBR are enforcing the payment.

A motion to approve the report was made, seconded and passed.

**OLD BUSINESS:**

Ms. Dahlstrom brought up the issue from yesterday’s General meeting and what to do about people who have cast their vote before nominations from the floor were made. Many who had already cast their ballots could not vote for the nominees. Since this issue has never presented itself before, there was discussion among board members as to how to resolve the problem should it come up again. Ms. Dahlstrom made a motion to give a 2<sup>nd</sup> ballot to member for the purpose to vote only for the nominee or nominees from the floor. The motion was seconded and passed.

### **CLUBHOUSE:**

Ms. Dahlstrom stated the summer project will be to repair (restucco) and repaint the outside of the building, changing the color to beige vs. the current yellow.

Ms. Ellinger asked about the repair of the library roof. Mr. Dugan stated that the materials are here and that Gabi needs to get started. Mr. Lee asked if the work would be put out for bid. Ms. Dahlstrom answered in the affirmative.

Ms. Dahlstrom stated the need to repair the concrete railing on both patios. She suggested that the rails should be replaced with powder coated metal materials. Mr. Dugan this is something to be done in the future. There was discussion among Board members re: the advantages of installing powder coated railings.

Mr. Smith asked about powder coating the railing for the Pickle Ball court. Mr. Dugan stated that he had Arturo Arvizu make his railing for his gates and had them powder coated. Mr. Smith said he would get with Arturo to see about making the railing for the Pickle Ball court.

### **GARBAGE:**

Mr. Dugan stated that the collection is doing well and has been pretty consistent. Mr. Felton asked if Oomislam would provide him with the names of people in Cholla who have paid for garbage collection. Mr. Dugan said he would find out and let him know. Mr. Felton will then include an article in the Newsletter describing the number of people who pay for service and the number who do not.

Ms. Ellinger stated that there is another private garbage service available called Renosa. There was discussion among Board members whether or not members could hire them for their service. It was not certain that it could be possible but it would be worth checking into. Ms. Champion asked if Renosa would pick up tied up debris. Mrs. Dahlstrom stated that Gabi will check with the proper authorities to see if he can use the HOA's truck to pick up yard debris and large bulk items and take to the dump without charge. The HOA would only pay for his time and effort.

### **ROADS:**

Mr. Dugan reported that the roads are in good shape. He mentioned the concern expressed by Ms. Metcalf at yesterday's meeting. She should contact Mr. Ross to have him look into her issue. Ms. Dahlstrom will also have Juan Mesa check into the issue as well.

### **PARKS/ENVIRONMENT:**

Mr. Smith stated he would get estimates for powder coating the railing for the Pickle Ball court.

Mr. Smith expressed his concern regarding the wall at the Park. Mr. Dugan stated that Gabi was checking with the City but has no definite answer yet.

**SECURITY:**

Mr. Dugan stated that the police have been good making rounds. He mentioned that the truck has had the oil changed a couple of times, tires replaced, and at one time it had an air conditioner. He suspects that the truck is not the same truck.

Ms. Dahlstrom addressed the issue of starting another WhatsApp Police Committee when there already is a Police Committee on WhatsApp. Mr. Dugan explained that the first WhatsApp Committee was started with Diana (Police Liaison) and four members from the Community. The second WhatsApp Committee evolved into a form of chat and local information forum. There was more discussion among Board members about starting a third WhatsApp Committee. Mr. Dugan is the contact with Diana. He explained how to contact Diana directly on WhatsApp as well. He stated that people can also call 911 and ask for a person who speaks English. If you use your cellphone to dial 911 it will call local emergency.

**NEW BUSINESS:**

**Next Meetings  
June 16<sup>th</sup>, 2019  
October 27<sup>th</sup>  
December 15<sup>th</sup>**

**NEW BUSINESS:**

Ms. Dahlstrom said she would like to send out a mass mailing to current members stating that on a specific date a test email will be sent via Fire Drum to determine who and who is not receiving Fire Drum notices. If they do not receive the email, they then should contact Ms. Dahlstrom to have the issue resolved. It was determined that the date would be on June 5th, 2019. A reminder of dues due will be included in the mail notice as well as in the Newsletter.

Ms. Champion was given two requests to present at the meeting today. One: to have regularly scheduled meetings. And two: to have proxy ballots notarized and put directly into the ballot box. Mr. Dugan explained that meetings are typically scheduled around events that take place during the month and don't always fall on a specific day. There was more discussion about setting a certain day of the month for meetings but it was decided that meetings will continue to be scheduled around events. As for the proxy votes, they cannot be changed unless the Constitution is amended which takes 75% of the membership to be present to vote, which has never happened.

Mr. Dugan brought the proposal of a desalinization plant by a company called REA. The proposal included installation of a plant, main sea water intake line, water lines and brine discharge line, main water line, sublines supplied in the middle of the road where every four

houses will have a water connection supplied. The proposal also included a \$290/house hook up cost and costs based on average daily consumption with no metering option. There was a lot of discussion among Board members and many questions were posed that had not been presented by the REA Company. It was decided that people contact Mr. Dugan with their questions regarding the proposal.

**ADJOURMENT:**

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

**AUDIENCE PARTICIPATION:**

There was no audience participation.