

ASOCIACION DE REGULARIZATION DE VECINOS DE LA CHOLLA A.C

Regular Meeting of New Board – Community Center

June 16th, 2019

CALL TO ORDER:

A regular meeting of the new Board was held Sunday June 16th, 2019. Vice President Kelly called the meeting to order at 9:05

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

MINUTES:

Mr. Ross asked if there were any corrections or additions to the minutes of April 28th, 2019. There being none, a motion was made to approve the minutes, seconded and passed.

TREASURER'S REPORT/FINANCIAL:

Ms. Dahlstrom will send members of the Board her report at a later date.

MEMBERSHIP:

Ms. Barnard read the membership report as provided by Ms. Koerner: Members paid in full 569; members not current 285; Total Membership 854, Membership status unclear 12.

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

OLD BUSINESS:

There was none to discuss.

CLUBHOUSE:

Ms. Dahlstrom sent word that she is currently getting bids for painting the clubhouse. There are several bollards around the patios that are leaning in and will be replaced and reflective tape added for extra safety. Ms. Dahlstrom is also looking into better ways to clean the floors after an event.

EXECUTIVE COMMITTEE:

There was nothing to report

GARBAGE:

Garbage has been 'hit or miss' lately, it seems pickup has been on a random basis. Mr. Ross stated that the few are paying for the many. Currently members are paying 2050 pesos but anticipate an increase in collection fee for next year.

Mr. Ross will get an update from Mr. Dugan regarding the garbage.

ROADS:

Mr. Ross reported that he received an email from Ms. MedKaff regarding repairing the road up to her house. Mr. Ross will look into it.

Mr. Ross will meet with Arturo to complete the speed bump by the stop sign at the corner of the clubhouse parking lot. He will also meet with Arturo regarding the stop signs there. He addressed the "no parking" signs that some homeowners on Pelican Point have put on their property therefore he will contact the owners to determine whether or not they would like a three foot "no parking" sign provided by the HOA , put up on their property. He stated that the plan is to put 26 "no parking signs" around the Point.

Ms. Ellinger asked if the police will recognize homeowner's personal signs or must they be HOA "no parking" signs. Mr. Ross replied that the police will enforce no parking on one side of the street.

There was more discussion among Board members regarding the parking issue on Pelican Point and the need for the police to enforce the no parking signs. Mr. Smith expressed his concern about people parking in front of the "pedestrian" entrance as people with small beach wagons cannot get through. Mr. Smith suggested installing a bollard or bollards in front of the entrance which would prevent cars from being parked there. Mr. Camargo agreed that this can be done and also recommended calling the police to have them come and write a ticket. Mr. Camargo will talk to Juan Mesa to determine where to put the Bollards. Mr. Ross asked Mr. Smith to draw up a design with specific dimensions and placement so that installation will not encroach on the road but will prevent cars from parking in front of the pedestrian entrance.

Mr. Felton explained the problem with access to Ms. Shirley McDonald's property. The actual access to Ms. McDonald's property is through Avenida del Sahuaro, which if used makes it impossible to enter her garage between her house and her neighbors many, many years she has accessed her property across two vacant lots which have now been sold. However, the owner of the lots does not plan to build on them and will allow Ms. McDonald continued access. Mr. Lee had spoken with a Mexican attorney who said if you have been using a certain road for over 10 years then it becomes access. Mr. Ross asked to find out who owner the properties (lots) in question. There was more discussion among Board members as to the legality of long-term usage of the road. Mr. Ross stated that if Ms. McDonald is allowed to continue to use access from these lots, then they should be re-plotted going through SBR and the City so the access road becomes part of Ms. McDonald's property.

PARKS/ENVIRONMENT:

Ms. Barnard was contacted by a property owner who wanted to plant five trees in the park on behalf of herself and her children in memory of her late husband. Through email conversations with Mr. Dugan and Mr. Smith, it was agreed that this would be a nice tribute to her husband and a great addition to the Park. However, this would require an increase in the Park maintenance budget due to the increase in water required for the trees. Mr. Smith then spoke with Ramon Villa regarding what the additional cost would be and it was determined to be an increase of about \$30-\$35 a month. Mr. Smith provided a diagram of where the trees would be placed. The Board members were in favor of increasing the budget. However, when Ms. Koerner reported that the homeowner's dues were past due by several years, the Board stated that the homeowner should become current first. Ms. Barnard will contact the homeowner and let her know the Board's decision. A motion was made to wait and hear back from the homeowner before voting to increase the budget. It was seconded and passed.

Mr. Smith stated that he is still concerned about the wall by the horseshoe pits, on the East side of the Park. It is a safety hazard and needs to be addressed. It is unknown if people who created the safety issue, who started a project and never completed it, ever received a permit from the City. Mr. Smith has asked for their plans, several times, but has yet to receive them. Until something permanent can be done, Mr. Ross suggested bollards be installed with a wire across to prevent cars from driving through, until something more permanent can be done. Mr. Camargo said that if the HOA wants to improve the safety conditions of the wall, they must present a plan for the project, to the City. In the meantime, Mr. Ross will contact the people who created the problem to see if they received a permit. He will give them a week to reply before submitting an original plan for the project, to the City. Mr. Smith and Mr. Camargo will get together to draw up the plan.

SECURITY:

Mr. Ross described a robbery that was posted on the WhatsApp Cholla Committee. Someone had left their car unlocked and a cellphone and some other valuables were taken. The police were called and the officers reacted, but the car (a silver, tan and brown Dodge Neon with a pink cancer ribbon with a license plate beginning with PAT) had gotten away. Ms. Keller encouraged the victims to file a police report.

Ms. Ellinger spoke about clients of hers who were renting a place in Borracho Flats. They had spent some time in town enjoying several liquid meals and had returned to their rental. They left everything in their car, including the keys and took a nap before continuing on to J.J.'s as planned. Mr. Ellinger had arranged for a driver to take them to J.J.'s and had called her to let her know the car her clients drove was in front of the house with all its doors open. Purses, keys, passports were missing. Ms. Ellinger called the police and the Cholla officers came right away. Afterwards, the driver took them to J.J.'s. Since the clients dismissed Ms. Ellinger's recommendation to box the car in with the second car they had with them, the robbers returned and took it using the keys they had stolen earlier. The renters/clients did not purchase Mexican Insurance. Morale: you cannot fix stupid.

WATER AND SEWER:

The meeting of April 28th, Mr. Dugan presented the Board with a proposal for 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 would 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. (*See minutes from April 28th, 2019*)

The following is an email discussion among Board members expressing their concerns:

Mr. Smith writes:

I have reviewed the proposal info Mike spoke about at the last meeting. Not certain where all the facts come from in regards to the City's water system and concerns.

<https://desaladoras.com.mx>

looking at the website in the contact info, there is information about US Military RO units that could be what is proposed to be utilized in Cholla. The set up for these would appear to be mobile and transient and not a permanent installation. Curious if the military supplies parts for purchase to maintain these systems. The parameters of operation do not appear conducive to the location of a plant site near the clubhouse. The cost of the initial infrastructure could be steep and would the City allow a private company to install facilities and water lines in the road alignments? This would seem to be a conflict as the City may someday be interested in extending water to the houses in Cholla. I think there are more questions and no one at this time to answer those questions. Some information I have read about the brine waste from the RO process is almost toxic to the sea floor at the discharge point so the bay would not appear to be the correct location due to the shallow depth.

Mr. Dugan writes:

Let us just say he does what he says he can do. Put in the infrastructure and starts to make water, doesn't get enough buy in and fails. The city then connects to his pipes and continues using the system. Its a lot cheaper for them to just wait.

Mr. Ross writes:

If it is a cheaper solution then the city can make that happen. Then they can own the fallout from the chemicals and brine that is drained into the bay. I would vote no on the private company.

Mr. Lee writes:

As the remarkable Delegate of Vigilance, I really don't see any future for desalination in Choya.

Mr. Smith writes:

I would not be in favor of the desalination set up. My crude estimate of the infrastructure cost for the piping alone, which they listed in the proposal, would be in the neighborhood of \$900K US dollars, not including the cost of the desalination components, storage, chlorination or pump station for system pressure. Just does not seem feasible to me, my vote I would be no.

Ms. Champion writes:

One of the things about this that occurs to me is that there would not be a steady demand for the water....there would be a surge on weekends and holidays and not much demand other times....kinda like in the resorts with their waste water treatment plant...it depends on steady input but gets surges and therefore, it stinks! If we did this, we would need a holding tank and the water would be treated and sent to the tank for disbursement, thus adding even more cost and maintenance issues.....sounds like too damned much trouble to me....I vote no!

Mr. Smith writes:

Yes. Exactly what I was referring to as it relates to storage, chlorination and then a pump station to supply constant pressure to the entire system, so when you open the valve water flows. Big investment up front to deliver the first drop of water and I am skeptical with a group utilizing portable army field RO units. Need to have those questions.

There was more discussion among Board members regarding questions, concerns and costs. Mr. Ross stated that the email string be added to the minutes to the HOA members can read about this.

Ms. Champion asked about recent water delivery. She said that the water that was delivered to her house was dark and muddy looking. Ms. Ellinger stated that she received muddy water to her house which is located in town. People were advised to check their water and tanks.

NEW BUSINESS:

**Next Meetings
October 27th
December 15th**

Ms. Ellinger offered to do the research required to bring the Association into compliance with the new Mexican Law. By doing so, people would be required by law, to pay their HOA dues. With the Board's approval, Ms. Ellinger will present a proposal listing the steps needed to be taken to bring our HOA into compliance. Some of the requirements would be to translate the Annual Board Meeting Minutes into Spanish and register them with the City Public Registry. Another requirement is to give a 90 day notice of the pending Annual Meeting along with the

agenda for the meeting. There other requirements involved and a cost that comes with them. But it is necessary to become compliant with the new law. Once these steps are complete there would be legal consequences for those who do not pay their dues and legal consequences for those Realtors who do not require their clients to pay. A motion was made, seconded and passed for Ms. Ellinger to proceed with her proposal.

ADJOURMENT:

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

AUDIENCE PARTICIPATION:

There was no audience participation.