

ASOCIACION DE REGULARIZATION DE VECINOS DE LA CHOLLA A.C

Regular Meeting of New Board – Community Center

October 27th, 2019

CALL TO ORDER:

A regular meeting of the new Board was held Sunday June 16th, 2019. 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, and Gabi Camargo. Not in attendance Gretchen Ellinger and Darrell Smith

MINUTES:

Mr. Dugan asked if there were any corrections or additions to the minutes of June 16th, 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 June 30th, 2019 and September 30th, 2019. A motion to approve the reports was made, seconded and passed.

MEMBERSHIP:

Due to illness, the membership report from Ms. Koerner was not available. Ms. Dahlstrom will get with Ms. Koerner to get an update on membership.

OLD BUSINESS:

There was none to discuss.

CLUBHOUSE:

Ms. Dahlstrom complimented the painting of the Clubhouse and the installation of the new window screens. She reported that the area behind the BBQ’s had been cleaned out and the gutters are doing the job when it rains.

Inside the building, several of the acoustic panels have come off due to humidity. Mr. Camargo said he re-installed them by screwing them into the wall. Ms. Dahlstrom stated she would look into a more permanent solution. The floor has been power washed and turned out beautifully. Ms. Dahlstrom mentioned that items are missing from the kitchen. Mr. Dugan suggested that the

kitchen should be inventories and locked up after the final event of the year. It was also suggested that a clipboard be used to list items missing or broken and Ms. Dahlstrom will have them replaced. She stated that the Vecinos (HOA) supply all the toiletries and the Clubs buy items they need for their specific events.

Mr. Ross mentioned that the sound system was not working during the Poker Run event. Mr. Felton stated that it was working for the Octoberfest event, that he had replaced the batteries.

Mr. Dugan addressed the problem with the larger (two-door) refrigerator not working properly and that the CBSC would be willing to pay half for its replacement if the HOA would pay the rest. Ms. Barnard suggested that the two clubs and the HOA each pay a third of the cost if replacement is necessary. Mr. Camargo recommended Mr. Fernando Almos service the machine first. Mr. Felton offered to contact him

EXECUTIVE COMMITTEE:

There was nothing to report

GARBAGE:

Mr. Dugan stated that garbage collection is being done but on a "hit or miss" basis, no apparent schedule.

ROADS:

Mr. Ross reported that he and Mr. Camargo will add more "no parking" signage on Tucson Beach. He stated that an additional concrete post will be installed to prevent parking in front of the access (the chain) to the beach. Mr. Ross recommends calling the police if a car is parked under a no parking sign. The car will be towed.

Mr. Ross stated that the owners to the "4 Aces" have built a concrete road to their houses without a permit from the City. Juan Mesa from SBR filed a complaint of behavior of the HOA against the homeowners in the event something happens the homeowners would be responsible.

A request was made to repair the road "Cerrado de Atun". Mr. Ross will have a load of caliche delivered. Ms. Dahlstrom stated that the parking lot needs to be graded. Mr. Dugan offered the use of his grader to smooth out the lot for those planning on holding events in the clubhouse.

PARKS/ENVIRONMENT:

Mr. Dugan spoke with Mr. Smith regarding the Pickle Ball railing. Mr. Lee expressed his concern about the piles of dirt still remaining in the Park, stating that they need to be removed. Mr. Camargo will look into removing the dirt.

SECURITY:

Mr. Dugan stated that has been no recent brake ins. Ms. Goodin mentioned a breaking on a boat and that Villa and Rafeal chased the perpetrators and caught them.

Mr. Camargo commented on the abandoned house located on Pinto Point. He stated that the owners have passed away and that the house sits on the Federal Zone. Since the house has been used by “squatters”, sleeping, eating, building fires and partying there, he recommended the house be demolished. Mr. Dugan suggested speaking with Juan Mesa to see what can be done.

WATER AND SEWER:

Mr. Dugan stated that the flow of water to Cholla is still “hit or miss” depending on the usage at the condos and/or the city’s lines break. He reminded the Board, that a year ago a company had been driving pipes into the ground looking for water in several locations just below “condo row”. Juan Mesa told him the company had received environmental permits to build a desalinization plant that would supply all of the Sandy Beach area as well as Cholla Bay. The plant would be able to provide water 24/7 at 40 pounds of pressure. Mr. Dugan stated that the proposal sounded good, however he expressed his concern regarding pricing for water and whether Oomapas would want to sign off on the project and thus lose their condo and Cholla Bay clients. The company invited a representative from each of the condos and Cholla Bay to attend a presentation of their proposed desalinization plant. Ms. Barnard will attend the meeting.

NEW BUSINESS:

**Next Meet
December 15th**

Mr. Ross brought up the issue of quad/ATV riders and the “Tourist Police” stopping people for not wearing a helmet. Mr. Ross confirmed that they were not stopping people inside of Cholla but outside of Cholla’s bounties/borders and that these police were asking for a \$20 fine or they would be taken to jail. Mr. Dugan recommends that people who are stopped, to ask for their badge and ID and to even offer to go to jail, thus “calling their bluff”. He considers the action of the police to be a “shake down”.

Ms. Dahlstrom stated she would get prices on having the bars on the clubhouse windows powder coated.

ADJOURMENT:

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

AUDIENCE PARTICIPATION:

Ms. Heath asked that the outside lights around the clubhouse be repaired. The Board discussed putting the lights either on timers or using motion detectors. Ms. Dahlstrom will look into to having some on motion doctors and other on a switch.

Ms. Blair asked if the HOA would replace the trash cans in front of the Ship's Store as the cans had floated away during the extreme high tide. She also asked if a cage could be built to house the cans to prevent them floating away in the next extreme tide. Mr. Camargo will look into constructing a viable cage.

Mr. Camargo suggested that he use the blue truck to pick up bulk trash once a month. He will have to get approval from Oomislum to dump the trash without pay a fee. Mr. Camargo would only charge for labor. Mr. Dugan suggested putting the day and date of bulk pick up on Firedrum.

There was more discussion among Board members concerning people who do not pay for garbage collection.

Ms. Dammon complimented the new paint job on the clubhouse. She also related her recent experience with a scam phone call. A child had called her, crying on the phone asking for help. It appears that people are picking American names out of the phonebook to "scam" people into giving them money. People be advised.

Mr. Blair asked Mr. Ross if Calle F is a road, stating that a neighbor put down pavers and parks in the middle of the road. Mr. Ross said it was not a road that it stops right before the person's house and starts again after his home. Mr. Dugan explained the difference between the "old" map of Cholla and the "new" map. I short people with angular properties have more problems with the distinction of property lines from one map to the other. People, who have their Deed of Trust, have their property and property lines recorded. The SBR map is not recorded. There was more discussion among Board members and audience participants as to which map is correct. Mr. Camargo stated that the SBR map should be the correct one.