

ASOCIACION DE REGULARIZATION DE VECINOS DE LA CHOLLA A.C

General Meeting Cholla Bay HOA – Community Center

April 27th 2019

CALL TO ORDER:

The 29th General Meeting of the Board and HOA members was called to order by Mr. Dugan at 9:00 AM, Saturday April 27th, 2019. Mr. Dugan welcomed all the members in attendance and thanked the people who helped with the voting.

According to the Constitution there must be a quorum to continue the meeting. There not being a quorum present, a motion was made, seconded and passed by the membership to adjourn. The meeting was adjourned and reconvened at 9:05 AM.

The Board members in attendance were: Michael Dugan, Helen Dahlstrom, Kathy Barnard, Pat Champion, Lew Felton, Charli Keller, and Darrell Smith. Absent Kelly Ross

MINUTES:

Mr. Dugan asked for a motion to suspend the reading of the past minutes. A motion was made, seconded and passed.

TREASURER'S REPORT/FINANCIAL:

Mr. Dugan asked for a motion to suspend the reading of the past financial report. A motion was made, seconded and passed.

MEMBERSHIP:

Mr. Dugan mentioned that every year we welcome new members to the Association. Ms Dahlstrom read the list of 12 new members, those members are: (See enclosed attachment.)

Mr. Dugan asked for a motion to accept the new members. A motion was made, seconded and passed.

NAMING OF THE CANDIDATES RUNNING FOR THE BOARD:

Mr. Dugan introduced his self as running for President and Gabriel Camargo running for HOA Mexican Representative. There was one opening on the Board, but no one had submitted their resume with intention to run.

Mr. Dugan asked if there were any nominations from the floor. Three people were nominated, they are as follows: Gretchen Ellinger, Dave Heath and Monica Gorman. Mr. Dugan reminded members they could only vote for one of the three and that if they had already cast their ballot, they could not vote again.

COMMITTEE REPORTS:

A: Executive Committee:

There was nothing to report

B: Clubhouse:

Ms. Dahlstrom reported that the building has been saved/protected since the installation of the gutters outside. Ms. Dahlstrom will get with Mr. Smith to discuss solutions for the water runoff from the building. She continued stating the roof is in good shape and a new water heater has been installed, Mr. Dugan stated that the gutters installed have really made a remarkable difference. He complimented Gabi on his work.

C: Parks and Environment:

Mr. Dugan reported that the city has been taking care of the Park. He addressed the issue with access to Tucson Beach. The new Mexican Government has ruled that vehicles are no longer to be allowed on the beaches. The barricade that was installed at the top of the access road to the beach is not the decision of the HOA. The new President of Mexico is very emphatic that the Mexican people have access to the beaches, more so than anyone else and consequently the concession progress has slowed down considerably. Mr. Dugan explained that after the last heavy rain which rendered the access road impassable, SBR went to the City for help. The City provided a drawing/blueprint of a barricade that would allow only pedestrian access to the beach. The design would also allow emergency and service (Porta Johns and garbage) vehicles access with lock and key. Since installment of the barricade, parking has been a large issue on Pelican Point. Gabe will be putting up "no parking signs" both in English and Spanish and the police will be enforcing the rules.

D: Roads:

Mr. Dugan reported that after the heavy rains in October the HOA has repaired all the roads in Cholla. Mr. Ross has been working with SBR to address any specific issues that need to be addressed.

E: Security:

Mr. Dugan reported that the police are patrolling the community on a regular basis, often twice or three times a day. Usually there are at least two officers patrolling in the truck.

F: Garbage:

Mr. Dugan reported that the garbage has been picked up at least twice a week on a regular basis.

G: Water and Sewer:

Mr. Dugan reported that we are at the mercy of the City; sometimes we have water sometimes not. He recommends that people check their tanks periodically to make sure they have enough water to last several days in the event there's no water coming from the standpipe. The water truck drivers try to fill their trucks to capacity in order to service the people; however, there have been times the community has gone without water for several days. In short, Mr. Dugan advises that people don't wait until the last minute to fill their tanks.

Mr. Dugan asked Mr. Smith to report on the Park. Mr. Smith stated that maintenance is ongoing and that he is working with Arturo on the railing for the Pickle Ball Court.

NEW BUSINESS:

Mr. Dugan stated that the Board received a proposal for a desalinization plant. He explained the premise of the proposal and also explained that further discussion regarding the proposal would continue at the new board meeting tomorrow morning.

MOTION TO ADJOURN:

Mr. Dugan reminded the audience that they would have 30 minutes to cast their ballot once the meeting was adjourned. A motion to adjourn was made, seconded and passed.

AUDIENCE PARTICIPATION:

A member inquired about voting for the people nominated from the floor, that some has already cast their vote. Mr. Dugan explained that this is the first time this issue presented itself and that he did not understand why the provision was included in the constitution. There was more discussion among members of the Board and members regarding voting for a nominee from the floor. Ms. Koerner stated that only one of the three nominees would be elected to the Board and that would be the nominee who receives the most votes.

Ms. Jennifer Stockard, our new HOA librarian, (along with Gordy Wait and Heath Stockard) asked about the schedule for repairing the library roof. Gabi explained that he has the material to fix the roof. Mr. Dugan stated that the library is very important to the Community and complimented Ms. Stockard's great work after taking it over from Ms. Dammann.

Mr. Dugan thanked all the helpers with the meeting and election processes, i.e. signing in, voting, vote counting.

Mr. Scoonover expressed his concern about the lack of access to the launch area during Semana Santa. Mr. Dugan stated that HOA is working to get the concession in the launch area so we have the legal right to keep it clear for launching boats. Mr. Dugan explained that the area in question (between the Radio Shack and the Oyster House) is not a dedicated road and that it is one of the last "beach" areas for the Mexican people to enjoy. He recommended that Mr. Scoonover bring his boat to Villa for launching during this time.

Ms. Keller stated that it's difficult to get the boats down to the launch area because cars are parking and blocking both access roads. Mr. Dugan said that the police would need to enforce the no parking and Ms. Keller added that "no parking" signs should be posted. There was more discussion regarding the access and parking situation to the launch area. Mr. Dugan will have Villa asked Mario Chavez (in charge of the Federal Zone) if a tape could be run along the area to create a corridor for boats to be launched.

Mr. Ed Korlock inquired about installing a speed bump on the road to Pelican Point near the access road to the Beach. Mr. Dugan explained that there is a petition process for requesting a speed bump. Ms. Keller stated that they have the required petition signatures to have one installed. There was much discussion about the issue of parking in the area of Pelican Point; residents not getting access to their homes and emergency vehicles not having access to the beach. Once the "no parking" signs are put up, the police will have more legal authority to enforce the law.

Ms. Karen Midkiff expressed her concern about the road to her house. She explained that the road repairs fell short of her house and that nothing has been done to fix the problem. Ms. Dahlstrom said she would call Juan Mesa and have him come and check her road.

Mr. Dugan thanked everyone for coming and a voting and reminded members that there was still time to cast their vote.

Election Results

Total Votes counted:	49
President: Mike Dugan	45
Mexican Representative: Gabi Camargo	45
Board of Directors:	
Dave Heath	10
Gretchen Ellinger	15
Monica Gorman	0
(Write in) Mark Baker	1
Budget Approval	45

New Members - 2017-2018

4/27/2018

M	L	NAME
M68	L9	Eller, Margaret
M35	L19	Gahan, Randy & Jeanne
M17	L21	Garibay, Bertha-Gonzalez
M42	L13	Hernandez, Adriana & Chad
M12	L14 & 17	Jantzen, James & Kurtz, Rebecca
M23	L6	Johnson, LeRoy & Amy
M31	L22	Koons, Angela & Jan
M3BF	L3	Myers, Ron & Jan
M23	L10, 10A, 12	Pope, Kenneth & Jeanne
M25	L15	Rickert, Tim & Dawn
M65	L37	Simon, Ric & Jodie
M21	L21	Stevens, Eric & Joy

Mike - if I missed anyone - please have them come see me