

ASOCIACION DE REGULARIZATION DE VECINOS DE LA CHOLLA A.C

Regular Meeting of Board – Clubhouse Cholla Bay Mexico

March 13th, 2022

CALL TO ORDER:

A regular meeting of the Board was held Sunday, March 13th, 2022. President Mike Dugan called the meeting to order at 9:02 am. The meeting was held inside the Cholla Bay Community Clubhouse.

Board members in attendance were; Mike Dugan, Kathy Barnard, Kelly Ross and Lew Felton. Absent: Steve Lee, Gabe Camargo, Pat Champion, and Darrell Smith

MINUTES:

Mr. Dugan asked if there were any corrections or additions to the minutes of January 30th, 2022. There being none, a motion was made to approve the minutes, seconded and passed

TREASURER’S REPORT/FINANCIAL:

Mr. Dugan read February’s end of the month financial report.

MEMBERSHIP:

Mr. Felton reported the following: There are 322 members who have paid to date. Out of the 322, 278 single, 16 paid for two memberships, 4 paid for three memberships

OLD BUSINESS:

Mr. Dugan restated that the elections will be held on April 23rd and anyone interested in running for the Board should have their resumes in by March 15th, 2022. Mr. Felton reported that ballots, proxies and pertinent information regarding the elections are ready to be sent out.

CLUBHOUSE:

Mr. Dugan explained that we still have the issue with the roof.

He will drag the parking lot and clean up the area prior to the Horseshoe Tournament to be held on March 19th. Mr. Dugan will also drag the parking lot a day prior to the General Meeting on April 23rd.

EXECUTIVE COMMITTEE:

Mr. Dugan explained that the Board has been working with our attorney to move forward in the process of combining all lots making up the parking lot and the Clubhouse in to one Fee Simple Deed of Trust or Escritura. Currently, the Vecinos has a Bank Deed of Trust in the name of the Vecinos del Cholla A.C., however the lots used for parking have been fused together but have not been conveyed and are still in the name of Playa Escondido. As of Monday March 7th, at 9:44 AM, Mr. Dugan delivered a request for a Letter of Instruction (a request for information needed to transfer those properties and combine all into the Vecinos' name) to Mr. Gustavo Brown giving him 72 hours to respond. Mr. Dugan received a receipt for the letter but was told Mr. Brown was out of the country. Mr. Juan Meza of SBR sent an acknowledgement to Mr. Dugan stating that Mr. Brown will be responding to the request upon his return on March 25th. He also stated that Mr. Gustavo Brown is the only authorized person to answer. This refutes what others may have heard differently.

Mr. Dugan restated that we have a list of 230+ people who may think they own their property but do not. He suggested that the best way to check is to see what name listed on your tax bill. If it says Playa Escondido, then even though you have paid for your property the ownership has not been transferred. Mr. Felton expressed his concern for so many who have not contacted him regarding the ownership status of their property. When asked, Mr. Felton said that he has been working on contacting each person on the list. He stated that some on the list may have passed away and their heirs do not know that they are heirs or do not care.

GARBAGE:

Mr. Dugan reminded members that the new administration did not want to continue with the Vecino's Red Bag Program. Although Mr. Felton, administrator of the program, brought the Director of Oomislim a constant source of income from the sale of the Red Bags, the Director declined to continue the program. His thought being he could make more if everyone paid the full price for a sticker. The cold hard truth is the people who come down two or three times a year will either leave their garbage with the hope it will be picked up. [and most likely dogs and coyotes will get into it and scatter garbage all over.] or they will put it in someone's trash barrel who has a sticker.

Mr. Dugan stated the garbage collection has been pretty regular, coming very Tuesday and Saturday mornings.

ROADS

Mr. Dugan remarked that the roads seem to be in good shape. They are being watered and graded on a regular basis.

Mr. Ross brought up the subject of the budget. Since there have been so many people who refuse to pay their dues for whatever reason, the Vecinos has a shortfall. Typically our budget for the

year is \$90,000 and as of March 2022, our projected expenses far outweigh our income, therefore options must be considered. Our largest expense is road grading. The Vecinos A.C. pays \$4060 each month and the Vecinos does not have enough to continue grading the roads twice a week for the rest of the financial year. Mr. Kelly asked the Board whether he should discuss our situation with Area Tecnica, Mr. Juan Mesa in charge of roads, to develop a shortened schedule of grading in order to cut back on the expense. Mr. Dugan suggested he ask Mr. Mesa what he would recommend since we basically must cut our expenses in half. Mr. Dugan and the rest of the Board hope it won't come to such an extreme. But without the income from dues not paid, cutbacks will have to be made.

Mr. Felton brought up the subject of increasing the Porta Johns during Semana Santa. In the past, the expense was around \$1500. Consequently, there may not be any more Porta Johns added due to the expense. Mr. Dugan explained that the increase in cost during the week of Semana Santa, is because the Porta Johns are serviced every day at a cost of \$100/day verses once a week during regular times. Mr. Kelly voiced his concern for homeowners, whose houses are on the beaches, stating that people might use their yards if there is a lack of Porta Johns.

Mr. Felton stated that he has been repairing and replacing "stop signs" with "stop sign stickers" in order to save the expense of replacing the entire metal sign.

PARKS/ENVIRONMENTS:

Mr. Dugan read the report sent by Mr. Smith. It reads as follows: "Park update - the tree trimming and weeding was completed. Holding back on about \$1300 of steel and concrete bollard sanding, repair and painting at the park and clubhouse until the lack of funds from delinquent dues has been resolved/determined. Not in favor of using reserves at this time.

SECURITY:

Mr. Dugan remarked about the City's lack of interest in supplying truck or car for the police to patrol. He explained that he has been in to talk with the Department several time and was told that we must pay for the vehicle. In the past, the Vecinos paid over \$2700 to have a dependable car for the police to use. It lasted about 3 months before it was gone and eventually stripped of usable parts.

WATER AND SEWER:

There was nothing new to report. The flow of the water is doing well. However, he reminded people to order and get water prior to the weekends especially before Semana Santa.

NEW BUSINESS:

Future Meetings: 2022
April 23rd General Meeting
April 24th
June 26th

Mr. Dugan brought the members up to date regarding the State of Arizona versus Ms. Helen Dahlstrom. The Attorney of the State of Arizona has filed a direct indictment of 16 felony counts, including the following; fraud, money laundering, theft, computer tampering and forgery. The aggrieved parties include her former employer and the Vecinos de la Cholla A.C. Should anyone wish to read the full 9 page indictment the case number is:

Pima County Court CR 20220261-001

Mr. Dugan has sent a copy of the indictment and charges to our attorney and will meet with her next week to determine the procedure for filing a lien against the Dahlstrom property here in Cholla.

Mr. Dugan reminded members that the General Election Meeting will be held on April 23rd. There are two positions open: Office of President and one Board member. Current members interested in running for either position must have their resume in by March 15th, 2022.

Mr. Felton stated that we have been collecting back dues at the closing of several properties. Contrary to what some people have said, closing agents are contacting the Vecinos A.C. to determine the client's membership status and the amount due if not current with the association. Mr. Felton and Mr. Dugan have been working with members on a case by case basis to determine the amount due.

Mr. Felton submitted a request by Sunny, the daughter of Roger and Dolly Wall, who would like to use the Clubhouse to teach a three hour class of Spanish, twice a week. The days and times would need to be coordinated with activities already using the facilities.

Mr. Dugan announced that there will be a "Celebration of Life" for Shirley McDonald on Saturday, May 7th at 5:00 PM at the Clubhouse. Shirley was a long-time Cholla resident and member of the Association. She also was a Board member and Secretary of the Vecinos for many years.

The Board wishes to recognize Mr. Gordy Waite as the new administrator of the library. He has been working hard to keep the facility in good shape. If you wish to use the library and need a key, please contact Gordy.

ADJOURNMENT

A motion was made, seconded and passed to adjourn the meeting

AUDIENCE PARTICIPATION:

Ms. Kinta Heath asked if new buyers are paying the current year's due at the time of closing. Mr. Dugan stated that the new buyers will pay a \$35 application fee and should begin to pay dues at the beginning of the new fiscal year. There are only three listing agents living in Cholla, Ms. Flynn, Ms. McCombs and Mr. Benji Brown, only Ms. Flynn has been helpful in helping to collect fees/dues. There was much discussion regarding the collection of dues and agents who support it.

Mr. Heath stated her support in cutting back on road maintenance in order to reduce expenses. Based on current financial conditions, the Board is in favor of the cutbacks. The conversation then turned to the new "road" by the Oyster House where the boat launchers and boats must make a 90 degree turn from the main road down to the launch area. This creates a blind spot and a serious danger to traffic coming up from the beach and going down to the launch area. There was much discussion among those in attendance but thus far things will stay as they are.

Mr. Pat Sledge announced the Spring BBQ at 1:00 PM the day of the General Meeting and Elections.