

ASOCIACION DE REGULARIZATION DE VECINOS DE LA CHOLLA A.C.

General Election Meeting and New Board Meeting

Community Center

April 23rd, 2022

CALL TO ORDER:

The 31st General Meeting of the Board and HOA members (Cholla Bay A.C.) was called to order by Mr. Dugan at 9:00 am Saturday April 23rd, 2022. The meeting was held indoors in compliance with Mexican Covid 19 protocols. Mr. Dugan welcomed all the people in attendance and the thanked the people who helped with the “check-in” and 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, Kathryn Barnard, Pat Champion, Kelly Ross, Lew Felton, Steve Lee and Darrell Smith. .

ANNOUNCEMENTS:

Mr. Dugan reminded members to sign in to receive their ballot and to sign in for anyone they might be voting, as Proxy, for a member who could not attend to vote in person.

Mr. Dugan asked if there were any nominations from the floor. There being none, he asked for a motion to adjourn the meeting. The motion was made, seconded and passed. The meeting was adjourned.

READING OF PAST MINUTES:

A motion was made, seconded and passed to dispense the reading of the minutes.

READING OF THE FINANCIALS:

A motion was made seconded and passed to dispense the reading of the financials.

MEMBERSHIP APPROVAL OF NEW MEMBERS:

The following people were welcomed to the community and their membership in the Vecinos de la Cholla A.C., were approved.

Jeffrey and Janice Boursell

M56/L4

Rosario Garcia and Eloisa Rios Macias	M34/L4
Joseph Kolar and Lara Skutt	M27/19
Forest and Cynthia Littlejohn	M56/L2
Ryan and Jessica Lunsford	M56/L5
Randall Miller and Kathleen McConnell	M41/L14
Craig and Donna Schilling	M55/L29
Russell Summey	M21/L17

NAMING OF THE CANDIDATES:

President	Pat Sledge
Member of the Board	No candidate

NOMINATIONS FROM THE FLOOR:

There were no nominations from the floor.

COMMITTEE REPORTS:

Mr. Dugan stated that the reports will be brief and will be discussed in detail and the meeting of the new Board April 24th.

Clubhouse: The clubhouse is in good shape. Rain damage has been fixed.

Parks: The Park is in good shape and being using frequently

Roads: The Roads are in decent shape. They are in pretty “wash boarded” because of Traffic from Semana Santa and the many “Pongeros” using the launch area.

Security: Because of the many pongas launching, the police have been helping direct traffic in the launch area. The reason there are so many pongas is because El Gulfo is closed.

Garbage: Garbage is being picked up on a regular basis. Mr. Dugan mentioned that the pungent smell people are experiencing in the mornings is due to the burning of plastics and the wind direction from east to west. The “castoff” from the plastics, are called dioxins and can cause difficulties for those who have health issues,

especially respiratory issues. Mr. Dugan advised those people to pick their days of being in Cholla.

Water/Sewer: The water has been flowing quite well. No issues to report.

UNFINISHED BUSINESS:

There was no unfinished business to report.

NEW BUSINESS:

Mr. Dugan reported that the Dahlstrom house will be listed for sale. The first disbursement from the sale will be to pay the Vecinos Association back, the money that was embezzled.

After the meeting Mr. Dugan and Ms. Barnard met with the Vecinos' attorney at Keller Williams, the Real Estate agent for Mr. Dahlstrom and Mr. Dahlstrom. Mr. Dahlstrom signed a Promissory Note to the Vecinos to pay back all that was embezzled by Ms. Dahlstrom. Mr. Dahlstrom also signed a listing agreement with Mr. Larry Miles Real Estate agent from Keller Williams. Mr. Dugan and Ms. Barnard signed as witnesses to the agreements.

If all goes as planned, the Vecinos will be paid back the amount lost within a year or sooner.

A second issue that still remains to be resolved is the conveyance of the Deed of Trust for the Clubhouse parking lot. The Vecinos' attorney is scheduled to meet with Mr. Gustavo Brown to receive a Letter of Instruction and the Power of Attorney in order to proceed with the process. Mr. Dugan reminded members that if they do not have their Deed of Trust, to see Ms. Myriam Hernandez of Keller Williams. *(The simplest way to determine whether or not you have your Deed is to check to see if your name is on your tax receipt).*

Mr. Dugan explained the reason for the larger amount that was reported embezzled by Ms. Dahlstrom, by the Attorney General's office in Tucson. The AG added up **all** the checks Ms. Dahlstrom wrote, not allowing for the checks that were written for actual expenses of the Vecinos Association. He further explained that had she embezzled the larger amount, there would have been no money in the Vecinos' account.

Mr. Dugan laid to rest that any involvement of the embezzlement on his part was dispelled by the AG. The Attorney General stated that he would not be a key witness to the investigation.

MOTION TO ADJOURN:

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

Before the audience participation began, Ms. Barnard presented Mr. Dugan a plaque from the Board and members, in appreciation for his 31 years of dedication and leadership in the roles of treasurer, Vice President and President of the Association. Mr. Dugan was also given a gift card

to his favorite vendor, Van's Golf Shop. The plaque was donated by the Wiess's and the members of the Board gave him the gift card.

Mr. Dugan received a round of applause from all of the Board and members in attendance. Mr. Dugan thanked the Board and members stating that it was honor to have served.

Mr. Dugan then announced that 30 minutes from now (9:26 am) to vote.

AUDIENCE PARTICIPATION:

Ms. Flynn expressed her concern regarding the sale of the Dahlstrom house/property. She stated that based on her experience, she recommended that a lien be placed on the property. Mr. Dugan explained that the Attorney for the Vecinos had taken care of the necessary protections.

Another member expressed their concern regarding legal fees. Mr. Dugan explained that the attorneys for the Association are working it out.

Another member expressed concerned about the larger amount the AG reported Ms. Dahlstrom embezzled. He felt the AG should explain the difference between the amount actually embezzled and the amount reported by the AG. Mr. Dugan said he had explained the issue to the AG.

There was some discussion among members regarding the locked porta-johns on the beach and the collection of pesos to use them. It is unknown who put the porta-johns there. It was suggested that the locks be cut off. More discussion took place however, the issue was not resolved.

Ms. Dammon inquired about the 4-way stop sign. Mr. Felton will look into it.

Mr. Schoonover reported that the beach access sign on his property was broken and laying down on the ground. He would like it moved off his property as it is an invitation for people to enter his property. Mr. Felton said he would look into it.

A member asked to meet Mr. Sledge. Mr. Dugan introduced him to the membership.

Ms. Norsworthy expressed her concern about paying for the garbage when she only visits Cholla once or twice a year. She does not want to pay the full amount. Another member suggested talking with the garbage company (Oomislim) to ask them to prorate the garbage amount. There was much discussion among members, but there was no solution found. The Red Bag program was working but was cancelled by Oomislim.

Mr. Dugan thanked everyone for coming and invited everyone to come to the OBSC BBQ Bash from 1:00 pm to 5 pm.

