

Vecinos De La Cholla AC

Board Meeting 4-24-22, 9 A. M.

Elections Results 4/23/2022 – 53 votes were cast. Pat Sledge was elected President and the Budget for 2022-2023 was approved.

In Attendance: Pat Sledge, President, Lew Felton, Darrell Smith and Pat Champion, Board members at large and Steve Lee, Delegate of Vigilance.

Absent by Resignation: Kelly Ross, Vice President and Kathy Barnard, Secretary.

Introduction: President Sledge addressed the audience of approximately 20 people, sharing his history in La Cholla and his reasons for running for office. He said he has had property in Cholla since 1990 and served on the Association Board for 15 years, nine years as a member and six years as vice president, choosing not to run for re-election in 2012. He left a copper mining company after 23 years in organizational development when the mine closed. He worked in construction management for a while, then moved on to finish his career as the facilities manager for the Amphitheater School District in Tucson. He retired in 2019. He said, “Developing people and processes are the things I enjoy most.” He commented on the fact that there was no transition period from the election to the new Board members and officers taking their new positions. Siting the American election process of a 2 month transition from election to Inauguration, he felt that our lack of transition policy should be addressed in the future. He added, “I’m not coming in here with guns a-blazin’ to make changes. My intention is to look at everything we are doing and see that we are doing it right. We need to do what’s right for the community.”

President Sledge said, hopefully, the embezzlement conversation is behind us with the Rick Dahlstrom’s agreement to sign a promissory note for \$176,500 (USD) to be paid from the proceeds of the sale of their house at M20/L9 in Cholla. Sledge and Board member Pat Champion said they had reason to believe that the note was signed after the General Assembly Annual meeting on the previous day, April 23. President Sledge added that former president Mike Dugan has said he will work with President Sledge to transfer bank accounts and the clubhouse properties. Because of his knowledge of the history of the land purchase, Past President Dugan will also be working with representatives from Sandy Beach Resorts on issues related to transferring the ownership of the remaining clubhouse property to our Civil Association.

Minutes of the March meeting were approved.

Financial Statements were approved with the acknowledgement that the Association is going to have a shortfall due to more than 200 property owners who have not paid dues since the

embezzlement. The Board members discussed the option of using reserve funds to cover any short fall of income for operating expenses. The policy has been to use reserve funds for emergencies, capital improvements and essential acquisitions. The Board tabled approving using the reserve funds until June, when the amount of the shortfall could be determined.

Board Member Champion asked what could be done if they get to the end of the fiscal year and can't pay the bills. Board member Darrell Smith recommended having a discussion with Sandy Beach Resorts about ways to cut costs. It was noted that SBR's position on road maintenance was "all or nothing". SBR was not open to reducing services for a reduction in our payments. President Sledge said, "I understand that it will be part of my role here to bring the number of members up." Membership is currently at 348 compared with nearly 600 in the past. He wants to address the lack of contributions by the businesses in Cholla in maintaining the roads. He also said that money recovered from the Rick Dahlstrom agreement would be returned to the reserve funds.

Old Business: President Sledge said there are several five-gallon buckets of high quality acrylic roof paint in storage at the clubhouse. A motion was made and approved to hire a local worker to apply the paint to the roof as soon as possible.

He added, "We may never see water (lines) and sewer here, but it remains on the table."

A question was raised about chaining off the entries to the clubhouse parking lot when not in use so that off-road vehicles wouldn't tear it up. Board Member Champion said that chains had been approved many months ago, but the work was never contracted. The Board members unanimously agreed to move ahead with acquiring and installing the chains.

Parks Report: Board Member Smith outlined the work that has been done in the park including sanding and painting playground equipment, maintenance of the picnic gazebos, weeding and watering. He said there is much more to do, but further work has been put on hold due to the shortfall in dues.

New Business: Board Member Champion commended Gordy for the organization and care of the library, saying it looks great.

President Sledge suggested we give a limited Power of Attorney to former president Dugan so the transfer of the clubhouse properties could be completed, since documentation currently includes his name. The Board members voted to authorize that POA, if needed.

President Sledge noted that the Constitution calls for the Board to have a president, vice president, secretary, and treasurer. The executive committee was elected by the General Assembly in 2021 to fulfil the office of Treasurer; so, at present, he is the "executive committee". The Vecinos AC constitution allows for the President to delegate his duties to Association members in good standing to serve in those capacities; however, he suggested that candidates be solicited and nominated for a special election be held at the June 26 meeting. The Board discussed the practicality and feasibility of having the election done electronically,

using an electronic signature like those used in business transactions worldwide. They will explore that possibility. This would eliminate the need for ballots to be mailed, notarized and cast through proxy. Board member Felton quoted our lawyer, Myriam Hernandez's opinion. In Mexico, if it is not specifically prohibited by law, it was legal.

Delegate of Vigilance Steve Lee made a motion and Pat Champion seconded the motion to have a special election at the June 26 meeting to fill out the open positions on the Board.

President Sledge called for a discussion of the practice of taking audience participation only after adjournment. The consensus was that the comments and questions from the floor slowed down the Board in addressing the agenda; however, it also keeps valuable information from being added to the discussions about items on the agenda. The Board agreed to further discuss ways to limit but still incorporate audience input into items on the agenda. It was agreed to postpone adjournment until after audience participation.

Audience Participation:

Kinta Heath suggested that the community have a Cholla Clean-up Day and make projects in the park part of that effort. She also provided information about the locked Porta-Johns on the Bay, saying that the two paid for by the Association are not locked at this time. With maintenance cost for the few Porta-Johns the Association provides being high, and reserves being low, it was considered a benefit that someone was enterprising enough to set up additional units.

Heather Ferenz asked the Board to find out who put out the extra Porta Johns and let the community know that it wasn't the Association.

Meeting Adjourned at 9:55A. M. – Next meeting June 26 at 9:00 A. M.