



Board meeting minutes 16 October 2022

The meeting was called to order at 9:05AM by President Pat Sledge.

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

Minutes of the June 26 Board meeting were approved.

Financial Statements for the three months ending September 30, 2022, were approved, and will be disseminated to members by email, on the Vecinos website and the Vecinos Facebook page. Pat reminded everyone that these financial statements were his first, but he is satisfied with the accounts. Pat does not have access to the existing Bancomer account and may not get access. Former President Mike Dugan left him some signed checks for the Bancomer account, and he has used all of them. At this point, the balance of the Bancomer account is quite low (\$2,500). When the new Association's bank account is opened and operating, Pat will ask Mike to transfer the remaining Bancomer balance.

Membership Interim membership manager, Lew Felton reported that 329 members have paid their 2022-23 dues, 93 members who paid in 2021-2022 have not yet paid for the new year and 116 members who regularly paid their annual dues until July of 2021 have not paid for 2021-22 or 2022-23. There are potentially 200 more memberships to gain with the new Association. Lew reported that nearly \$15,000 has been collected in past dues. Pat reminded the Board that these funds will be earmarked for community enhancements.

Community center/Clubhouse Pres. Pat reported that he was unable to get bids during the Summer from local contractors on recoating the roof with materials we have already purchased. He now has a bid from Gaby to recoat the roof for \$1,350. He plans to repair the interior drywall damage from the last rain himself. The repairs should be complete before the next Board meeting. The Board approved the \$1,350. Pat explained to a member that we must use companies that can produce a "factura". This does prevent us from using cheaper options. He also has contacted SRB to fill in the ruts caused by the last rain near the flagpole out front. Charli asked about the chains to be installed at the entrances to the clubhouse. Pat asked if anyone using the library parks in the main parking lot. At some point, we could convert the loading area to a small parking area for the library.

Parks Report: Darrell reported that the park was in good shape but has some concerns about the runoff from the rain. Darrell will get with Gaby to address the drainage issue. Pat paid Ramon for watering the trees. Pat feels that Darrell should have a petty cash account to pay Ramon for watering. This would help Ramon get consistently paid. The Board approved setting up a petty cash account for Darrell to use for recurring costs.

Security. Pat is planning to get Jerry Caballero to set up a meeting with the police chief. The main point of the meeting is to establish a schedule of when police will be in La Cholla. He wants to create a cooperative relationship with the police department. On January 6, there is a national day to recognize law enforcement in Mexico. The OBSC is planning on hosting a breakfast for the Peñasco police officers. There will be a drawing for prizes useful to police officers. It was brought to Pat's attention that using the 911 system was the best way to get help, but there is not always an English speaking operator. This will be part of the conversation with the police chief.

Lew is planning on doing an inventory of all of houses in La Cholla. He will create a list of occupied home, homes appearing to be abandoned and vacant lots. We still have a problem with "squatters". The inventory should help identify property where we have no contact information on the owners. A member reported that graffiti is rising. Pat will include graffiti in the meeting with the police chief. Susie Flinn asked about having a security camera to provide a recording of vehicles coming into and leaving La Cholla. Pat will ask Casa Linda about this possibility, but it will probably require WiFi which is not available at the police station.

Roads Pres. Pat reported on the status of the Bienvenidos sign at Cholla's entrance. Pat was concerned that he found out about the incident on Facebook, and no one contacted him directly. Jeff Calvert and Gaby Camargo Green were at the scene shortly after the incident. Aaron Brown gave the Mexican insurance company Pat's phone number. Pat has been in contact with the insurance agent, and they are willing to pay \$2,120 for the damage. Pat feels we should "take the money & run" rather than haggle with the agent. They are to deposit the funds directly to our Bancomer account. There has been some conversation on changing the design in the rebuild. Susie Flinn reported that the large curve by the SBR maintenance yard continues to be very dangerous. People have died at that big curve. It was suggested the curve be replaced by a T, so that motorists would have to stop. It was also suggested that better signs be placed at the curve. The no parking signs need to be replaced on Pelican Point. Charli Keller suggested the signs say tow away zone. Charli volunteered to research buying the signs.

Garbage. A member in attendance reminded us to put garbage barrels out of site to prevent non-payers from filling them up. Oomislim will not pick up garbage from the non-payers which includes some rental properties, so it becomes a big mess. Long term, Pat plans on negotiating a contact with Oomislim to pick up all garbage in La Cholla. He is confident he could get the service for about \$100 per member. This would raise our annual dues to \$250, which would be less than the \$265 Oomislim annual fee. We hope more people will pay their dues, because the dues would be less than the garbage fee alone.

Power, water & sewer CFE continues to patch the electric system as needed, but there are areas where the system is in bad shape. There continues to be water supply problems at the standpipe, especially on weekends. Pat suggested Vecinos need to plan ahead and get water between Tuesday and Thursday. It was also suggested that weekenders contact their water supplier through the week to fill their tanks before their weekend trip.

Old Business Pat updated the membership on the progress of the new Association. Pat and Lew signed papers on August 16th and planned to go to Mexicali for electronic signatures sometime during the end of August or first part of September. Unfortunately, the trip to Mexicali was not scheduled. Pat contacted Monica (Kaizen) to get an update on the new Association status. She said we (Pat & Lew) needed to sign more paperwork. Pat is supposed to get copies of all of the paperwork on Monday (10/17). Kaizen is having a huge problem getting appointments with SAT and now plans to send us to Nogales for the electronic signatures. Kaizen will get the new Association files from the Notario, file the papers with the public registry and apply for the tax ID number (RFC). At that point we can open a new bank account. Kaizen cannot give us a firm timeline on finalizing the process. Pat says it's moving slowly, but it will happen. Once the new Association is established, we will form a committee to write the bylaws. We could start working on the bylaws now, but there are Vecinos who are not current members that would like to be involved. He wants to wait for the finalization of the new Association to include everyone in the process. After the bylaws are completed, there will be an election for officers and Board members. We also need to establish a new budget. We can also ask the members to vote on transferring the money in the Wells Fargo account to the new bank account. Pat plans to leave the old Association operational to hold the real estate assets until it can be determined if we can legally vote to transfer the land and building to the new Association. Kaizen will research the process; due to Mexican money laundering laws, it must be done correctly. Down the road, we will decide when the old Association should be retired. Pat would like to clean up the Vecinos office at the clubhouse and move all of the important paperwork to the office. This would make future transitions much easier.

A member asked about the Dahlstrom agreement on the sale of his Cholla house to reimburse the Association for the embezzled funds. Pat has not seen the actual agreement, because it was signed a day before his election as President. Pat's understanding is that if the house doesn't sell within a year, Mr. Dahlstrom will forfeit the house to the Association. Pat will check with the real estate agent who has the listing to get the details.

Pat gave an update on the Helen Dahlstrom case. Helen had a hearing on October 6 on a plea agreement. The plea agreement brought the original 16 felony counts down to 3. The first count would include jail time of 3 to 12 years. The other two counts would require probation of up to 20 years after the jail time. Pat has been getting updates from the victim's advocate. There is another hearing on November 16. If Helen doesn't accept the plea agreement, the case will go to trial and all 16 felony counts will be reinstated.

New Business Pat reported that the Oyster House is planning an Oyster Festival on Saturday, November 26 (Saturday following Thanksgiving). They would like to close the road for 5 hours to reduce the noise and dust. Pat will talk with Villa concerning the closure, but it doesn't appear to be a problem.

Members discussed the problem at the boat launch area with swimmers and partiers. They make boat launching very difficult. Villa will not launch boats during these busy times. Paul Schoonover reminded us that the CBSC developed the launch area. At the time, the Federal officials declared our launch area a permanent boat ramp. With this official designation, we could post signs and the local police would enforce the rules.

Pat received an email from a Vecinos concerning construction clean-up. The email suggested a \$500 deposit on new construction. The \$500 would be returned if the clean-up is satisfactory. Pat feels the Association cannot legally assess a clean-up deposit. It was also suggested we reinstate the quarterly bulk trash pickup. Another member asked if the Cholla power grid has the capacity to handle all of the large new homes being built. The consensus was the original design did not include such large homes, but Peñasco does not limit the size of new homes. Pat called for adjournment, but was willing to stay and have more conversation and answer questions.

Meeting Adjourned at 10:30AM – next meeting was scheduled on Sunday, December 11, 2022, at 9:00AM