



Board meeting minutes from Sunday, Mar 19, 2023 @ 9:00AM

Meeting started a bit late due to ZOOM issues. Called to order by President Sledge

Board Members in Attendance: Pat Sledge, Lew Felton, Pat Champion and Steve Lee

Minutes: Motion approved and seconded to approve minutes from last meeting.

Income Statement: Hard copies were distributed. New United States account is on last page in which \$12,400 was deposited. President Sledge had to put at least \$10000 to avoid fees. Ironically, the bank charges \$26 for cash deposit and, after \$5000 a fee of \$30 per thousand dollars cash deposited is applied. President Sledge is looking into getting these fees waived as much of our deposit is cash. Checks were ordered in the amount of \$186 for checks for new account. Old account checks are free. This will be brought up with the bank. Motion to approve income statement was seconded and passed.

Membership: Lew Felton stated we had 320 members end of last year. We now have 464 members. Currently, we have 294 garbage stickers sold (17 of those being Mexican residents). It was reiterated that we need to sell 520 garbage stickers to break even, and that we can subsidize for this year, but it can't be an ongoing thing. President Sledge asked for all to encourage member to purchase stickers. A reminder was made that stickers are \$150 per calendar year for members.

Community Center: The cable and cones to deter unwanted traffic are up and made as visible as possible for safety. They seem to be working. Questions arose regarding fees for using the clubhouse for events. \$100 for clubhouse rental w/o kitchen use, \$200 for rental w/kitchen use and \$100 refundable cleaning fee.

Parks: it was mentioned again that nice, sturdy park benches were secured by Lew Felton at no cost to the association. They will be placed by the pickle ball courts, and one will be put under the tree. Slabs for the benches (4 x 8) and pipe for the pickle ball nets were estimated to cost \$1200 and will be installed by Gaby. Motions were made and seconded to move forward with improvements. Benches will be anchored for security. A quote will also be requested to shoot grades on the basketball courts to try to get the water from heavy rains to go around the courts instead of right through and causing damage. Weeding will be done soon. Kudos were given to

Andy Arvizu who did painting at the park as a thank you to the community for all that is done for Cholla.

Roads: A question was raised regarding grading on Calle N. This will be addressed by President Sledge. Concerns were raised about people speeding on Calle N, as well as Tiburone (and other roads). Speed bumps were suggested, and it was addressed that many often consider speed bumps a challenge to go faster! Lew Felton is still in the process of replacing signs as needed throughout Cholla.

Security: A reminder was made that a 4-wheeler has been loaned to Juan Pedro by Lew. He has installed red and blue lights on the front of it and is patrolling regularly throughout Cholla and has done a great job of making his presence known. Thoughts were made at the last meeting regarding purchasing a vehicle for Juan Pedro, but getting the vehicle here to Cholla could be challenging. Charli Keller has a future new neighbor that is donating a Crown Vic for free and he will bring it down April 3rd. Again, the Comandante will paint it with Cholla Bay insignia and the car will stay here. We are continuing to improve on the relationship with the Comandante.

Old Business: A committee for bylaws has been put together including Lew Felton, Pat Sledge, Brent Westmoreland, Kathy Burch Charli Keller, Aron Brown and Jerry Ketelhut. Committee for bylaws put together, the committee met last week to begin the process. It was stressed that bylaws will have to be approved by the general membership. Some suggestions made for the new bylaws include a transition strategy for and incoming board members, staggered 3-year terms to help with that transition, term limits (possibly 6 years allowing one to serve one term and be elected for one more), membership dues being on a calendar year. Vice President needs to be “groomed” to take over the Presidency, but it was stressed that he/she would have to be elected and not just placed in the position. President Sledge said that at this time, dues will stay at \$150, and that garbage and dues need to be kept separate until garbage starts paying for itself. Meeting policies were discussed. Ordinary meetings are like a general assembly in that 10 days notice must be given. An extraordinary meeting is not called for in the constitution. It is stated that two general assembly meetings are needed but only one meeting will have the election process. President Sledge explained that the 2 general assembly meetings would be best in order to facilitate voting on items that are being initiated and need to be passed as soon as possible. The current board is operating under the old constitution. Membership in the old association will automatically be transferred to the new association per a vote by the general assembly. All members, new and old, (if they are up to date members) will vote on the new board, new budget, new bylaws, etc. We are getting closer and closer to that goal.

New business: President Sledge hit another “roadblock” with his electronic signature but is in the process of getting this rectified. Discussion was made regarding making sure the vice president is included in all future transactions related to this process, as well as having three signers on the account, just in case someone is not available. It was asked if trust expirations would impact individuals being able to vote in upcoming elections and it was stated no. Online voting for elections will be made available to current members via secure email. The increase in property taxes seems to be “willy nilly”. If you would like to inquire as to your tax increase, go to the office and to window 8. For a fee, they will print out a breakdown of your taxes. Be sure to check your property lines and square footage are accurate. It was stressed to be specific and polite in order to help the process go smoothly. It looks as though there was a subsidy of 80% for Peñasco, and it was cut in half for the tourist area. Therefore, be prepared for a possible increase in the future. This increase was based on where your property is, not whether you were American or Mexican. The question was asked about obtaining our own Zoom subscription for \$150. The motion was made, seconded and approved to purchase. In the matter of expiring trusts, correspondence has been sent to Bancomer regarding the extension letter and its’ validity by Pat Sledge and Lew Felton, as well as a local lawyer. All are waiting on a response. Clarification was again made regarding the extension referring to the master trust and whether it has been recorded in the public registry. President Sledge is pursuing that and asked for help finding someone that could help us track that information down. Should it be recorded, theory is that all those facing the expiration of their trust would be covered for another 20 years. The point was made to engage a lawyer and begin the process of either renewing your trust or obtaining a brand new 50-year trust. Many owners are beneficiaries on the existing trust, so at some point the change will need to be made to place the beneficiary as the “top liner” on the trust. Again, it was encouraged to look into your trust if it was put in place before September 22nd, 1995, and secure your expiration date, even if your name is not on the list obtained by the association of those that are expiring. Many have been assured that if you are putting forth the effort through the bank or a lawyer to extend/change/renew your trust and staying up to date on your taxes, they are not likely to pursue trying to remove it from you. This is an ongoing dilemma, and many suggestions were made as to how to proceed should the extension not be valid.

Meeting was adjourned by President Sledge @ approximately 10:55AM.

Annual meeting **tentatively** scheduled for May 13, 2023 @ 9:00AM