



Board meeting minutes 10 June 2023

The meeting was called to order at 9:02AM by President Pat Sledge.

Meeting called to order by President Sledge.

We must have a 51% quorum of the membership which we do not have. President Sledge stated that a motion to adjourn this meeting and reconvene in 5 minutes was needed. Motion was made and seconded.

Meeting was reconvened and a motion to approve the minutes from the last general meeting was made and seconded.

Membership: Accepting new members was done by vote on the ballot. A question arose regarding why the large number of new members. Mr. Felton stated that closing agents are doing a much better job of making new house buyers aware of the Vecinos and providing their contact info.. We have 499 members as of today. This time last year we had 322. We still have a few holdouts as well as having individuals that have moved on and we don't have current information on who "owns" certain houses. This is an ongoing process to get in touch with these individuals and get their membership up to date.

Financials: We have financials through April, May is not yet available. We have a total income of \$138719.85 including garbage. Expenses total \$74748.61 including garbage. If garbage income is taken out, we are sitting at an income of \$54, 878.61. We have two months left in the fiscal year. We still have \$30000 in past dues. President Sledge did not cut the grading budget in half and again stated that we could grade the road every day and still have issues. This is a very needed expense. He expressed his gratitude for all who stepped up and paid past dues, new members and existing members. Motion made and seconded to approve the financial records.

Clubhouse: Barriers seem to be working to keep traffic out. The clubhouse roof work done this year and it seems to be working even with major ponding from large dewes recently. Mr. Luker is looking at upgrading the kitchen faucets. It was noted that bathroom faucets have already been done.

Parks: Upgrades on the parks were made and it was restated about Mr. Felton scoring several nice benches for the parks. They have been installed as well as the standards for the pickle ball court. Andy Arvisu has come in and given painted structures a facelift at no cost.

Roads: Mr. Felton stated that he is replacing street signs as time permits. He will not replace signs where construction is happening as they will just be knocked down. He will begin again in the fall. The Commandante approached the Vecinos asked for stop signs for the intersection by Wrecked. Mr. Felton had those available and they were put up. It was noted that we try to help when approached as in the case with Zofemat requesting the Vecinos purchase the blue barrels for the beach and they would provide the labor. This seems to be working out very well.

Security: It was restated that the 4 wheeler for Juan Pedro was loaned to him by Mr. Felton. They have put Juan Pedro at nights (6p.m. to 6a.m.). President Sledge will sit down with the Commandante regarding the sale of the 4 wheeler and who will pay gas, etc. President Sledge again commented on keeping the lines of communication open with the police.

Garbage: The deal with Oomislam is just not working out financially at this point. If everyone that paid dues, paid for the garbage we would be ok. However, only 296 individuals have paid for garbage and therefore we are losing money. Suggestion was made to survey the current membership and present the option of garbage in the dues vs. not including it in the dues. President Sledge brought up that he was told by Customs that absolutely NO garbage is allowed to cross back into the United States (not even recycled materials). Suggestions were made regarding solutions to the problem should members decline including garbage fees into the membership. Again, if we went back to the "old system" of having a central dump station, we would need someone to oversee what is dumped. The garbage situation needs to get under control before we try to do something regarding recycling.

sNew Association: President Sledge sat down with Miriam Hernandez of Kaizen yesterday. He recapped his problems with his name designation of "Jr." and the conflict there within regarding his tax ID and electronic signature. They have been working with the State of Sonora and to get the id's to match it is going to be a process. The electronic signature needed for the association is basically our tax documents. Mr. Felton has an electronic signature set up, so he will be the representative to electronically sign any tax paperwork. This will allow us to get the checking account for the new association. President Sledge is removing himself from the situation in order to facilitate getting the new association up and running. He hopes to have this resolved in the next couple of weeks. The goal is to have an election in the fall for a new board and make the new association. It was clarified that if you have your personal electronic signature, you may sign checks and other banking issues. A question was asked regarding how we were taxed on income, and it was explained that any expenses we have, we must pay for and also be able to prove where the income came from to support the expenses. At the end of the year, if we have income left over outside of our budget, we must have a plan (by law) to spend that money within the next 12 months. It must be spent for services within the community, not charitable type entities. Membership creates opportunity. We are 200 members away from having great opportunities.

Dahlstrom property: The contract expired in April. We asked Miriam for an extension with the sale agreement. The Power of Attorney expires in August or thereabouts. We do have a couple

of buyers interested, but there are a couple of things that Mr. Dahlstrom needs to take care of on the house before a sale can take place. Miriam is working on the extension. The listing is still through Keller Williams.

Meeting was adjourned.