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**Board meeting minutes 23 April 2023**

Meeting called to order at 9:00 a.m.

**In attendance**: Pat Sledge, Lew Felton, Steve Lee (Delegate of Vigilance)

**Minutes from March meeting approved.**

**Financial:** President Sledge states that some errors were made in the statement for this month. Lori Weber has it balanced and will get it into a format for everyone to read and approve. Balance in the old fund last year in June was $173,939.74. The balance at the end of February 2023 is $249,714.54. Garbage is paid monthly and comes out of this reserve. This is approximately $6,800 per month. Last year’s budget only allowed for about half of road maintenance and we are paying full price of $4060 per month. This will be addressed in the new budget. President Sledge re stated that current bills are coming out of the original association. Dues from current members are going into the old association fund unless it is requested that they be deposited in the new account.

**Membership:** As of this date, there are 472 members as compared to 320 last years. President Sledge is opting away from posting which members have not paid their dues as it presents a negative front. Many suggestions were made to improve membership including posting flyers in certain locations as well as distributing to new home owners. Anyone who has submitted an email address to the Vecinos is receiving emails with current information.

**Garbage**: The current number of garbage stickers sold is at 291. We need to sell 520 to break even. The red bag issue was once again brought up. It was a viable solution to a certain degree but was often abused as people were buying one red bag and putting other trash out in regular bags to be picked up. It was stressed to the membership to come up with some sensible ideas to tackle the never ending trash cost issue. Suggestions included a roll off, someone to control the situation with the roll off, along with many other options that were discussed. President Sledge will be putting together a committee to revisit the garbage issue when we get a full board.

**Club House:** Taxes went up on the club house just like everyone else. It was explained that the Vecinos rent the club house to the OBSC and CBSC on a monthly basis. This situation will be re-visited at a later date. The Vecinos, CBSC and OBSC split the expenses three ways. A portion of the clubhouse and the parking lot is in SBR’s name, although they have stated that once we have a clean association up and running, they will give us a letter of instruction for the new association to own that part of the land. Originally, the building was under CBSC name, but it was sold to the Vecinos and recorded. Once we get the letter of instruction for the parking lot, we will get 2 different titles into the Associations name. The general assembly would have the title for the clubhouse and the lot. Kaizen is the legal entity that is used by the current association, and President Sledge assured the members that legal advice will be used when the new association is formed to ensure all property is legally transferred. President Sledge stressed he didn’t want to go down the litigation road on any issues unless absolutely necessary.

**Parks:** Standards for the pickle ball courts and the benches were installed. Long term, President Sledge would like someone on the new board to oversee the maintenance. Long term goals are a possible watering system to avoid the $100 maintenance fee, and to provide shade from structures or trees.

**Roads:** Calle N was again brought up and is on the radar. Questions were brought up about dragging tires vs. grader. Some roads you can’t get into with a grader, possibly the tires are a good solution. President Sledge was informed that SBR will be buying a tractor, but hasn’t seen it yet.

**Police:** The donated Crown Victoria is here, however the donors requested 10 years’ worth of dues in exchange for the car and President Sledge turned down the request. The donor wants money for the car instead of donating ($2000), if he can’t get the trade in dues. It was decided that another solution needs to be found. Juan Pedro is happy with the quad as he can get all around the town quickly and it was noted that reported break ins seem to be down. It was brought up that Juan Pedro does a lot for the community above and beyond policing. The drawbacks to the quad were brought up again (transporting prisoners and having to take found stolen goods into town). It was also noted that Lew Felton is supplying gas for the quad at approximately 7 gallons a week. President Sledge said if a vehicle is purchased and agreement would need to be made with the police chief regarding the upkeep of the vehicle and fuel. He stated that he didn’t mind contributing to the fuel needed for the vehicle, but that the majority should be paid for by the Puerto Peñasco police. It was discussed to possibly purchase the quad from Mr. Felton, and make allowances for a vehicle to be available for Juan Pedro to take arrested individuals or recovered property into town. President Sledge will send out an email after talking with the Comandante.

**Old Business:** Several people have been told by Bancomer that if their deed of trust has a stamped date on the very last page, that indicate it was recorded after May 2nd 1995. If this is the case, you are under the 50 year agreement. An email has been sent out to Bancomer to check on specific trusts expiring and to make sure this is indeed true. The statement was made to watch out for scammers wanting to “fix your trust” and provide you with a “new” trust. There will be a workshop to help educate all of us on how to proceed and how to avoid these scams. Lew Felton explained about how the original trust came about. He also was informed by the director at Bancomer that if your trust was after May 2, 1995 it is indeed a 50 years trust. President Sledge stressed to check on your own individual trust through the bank, or a lawyer. It was said that there are two numbers on your paperwork and that could be the issue as to which permit number they are honoring. He also explained that the letter from Pete Peterson in 1995 was showing that the master trust (one of the largest in Mexico at the time) did extend all of the trusts under this umbrella by 20 years. This letter was recorded.

**New Business:** President Sledge restated the issues with the RFC and his name issues on his documents. It was brought to his attention that Lew Felton and Monica have electronic signatures and can sign for the RFC. As soon as RFC number is provided, we will have an election, name the board and create the budget. Clarification was made regarding ordinary meetings and extra ordinary meetings, as well as the number of votes needed to dissolve and liquidate funds from the old association to the new association. The assets from the old association must be approved by the general assembly to be transferred. We won’t be closing the old one immediately and the General Assembly will be asked to vote on transferring the funds and assets. We will set up electronic voting for these purposes.

Helen Dahlstrom’s property has not sold. If it doesn’t sell by the end of the month, the Vecinos are supposed to take possession of the property. President Sledge stated we really don’t need the property, nor can the association own real property if the said property doesn’t serve the community in some capacity. He would like to extend the sale contract out until the end of the summer and try to sell it. We are owed $176,000 and house is up for sale for $237,500. President Sledge will be looking into extending the sale terms. President Sledge stressed that any decisions made regarding what is owed to us from Ms. Dahlstrom should be NOT be a board decision – it would need to be an assembly meeting The contract expires before we meet again therefore a conversation will be set up with Keller Williams to discuss options.

An individual approached President Sledge yesterday to put a framed photo of Cholla Bay in the clubhouse as well as his business cards. He doesn’t think we want to open up that can of worms and create an advertising hub for individuals. It was also noted that Cholla Bay doesn’t have any representatives for voters of this community. We need a delegate, representing voters in Cholla Bay. It is hoped that we can get someone from the community that would be a Mexican representative to represent the voters in Cholla Bay when city issues were being addressed in Puerto Peñasco. This person would not need to necessarily be a part of the Vecinos itself, but would help our Mexican home owners in Cholla that are affected by the city’s budget and line items. The Mexicans in our town got hit with the same tax situation we did, but the town doesn’t seem to care because there are so many of us non voters out here. Concerns such as police, garbage, crime, etc. need to be addressed in Cholla Bay with the city. We will go forward with this possibility.

Meeting was adjourned.