



Vecinos de La Cholla AC general assembly meeting January 13, 2024.

Regular meeting called to order at 9:00 a.m.

Due to no quorum, the meeting was adjourned and scheduled for 9:10 a.m. Motion was made and seconded for this action.

President Sledge called the meeting to order at 9:10 a.m.

Motion was made and seconded to accept minutes from last General meeting. Approved.

Motion was made and seconded to accept financials from last meeting. Approved.

Clubhouse: The coating on the roof took care of the “traditional” leaks, however a new leak around the vent above the stove has appeared. This will be addressed. The toilet and bracket in the women’s restroom were replaced, as well as the urinal drain in the men’s bathroom. This was accomplished by the semi-retired Harry Luker with many thanks.

Firecracker Park: It was noted that the soccer goals were in bad shape and could potentially cause an injury. They will be welded and repaired. A dead tree was removed from the park by a member. The park continues to be watered and maintained.

Roads: There have been complaints regarding the condition of the roads recently. It was noted that once the border closed and the traffic slowed down, the road has been great! It was also noted that the road could be graded every day and will still be bumpy by the end of the day due to high traffic into Cholla. Also, the rain caused a bit of damage but has been taken care of for the most part. If any roads need maintenance, please contact President Sledge. Lew Felton is continually upgrading/replacing road signs as needed. Old signs are taken down, smoothed off and new vinyl stickers are put on as needed.

Security: Juan Pedro was given a bonus in December for a job well done. Thanks to the Lowery’s, new doors and windows were donated for the police station and the Association paid the labor to put them in (\$240).

Garbage: We lost \$28,000 with Oomislim last year, however, due to the increase in membership, we still came out ahead. Everyone is now responsible for getting their own trash sticker. Jerry Cabellero and Lew met with Oomislim and the city treasurer to try to negotiate the fee. Oomislim did say that they would enforce that residents are not to use public bins for personal trash instead of buying a personal

sticker. Lew was told you had to show your CFE bill and identification to get a sticker. Please note that Aron Brown has stickers available, and he doesn't require identification.

General Business:

The question was asked about how many paid members we have. The Association has 446 paid members as of yesterday, however approximately 103 people have not yet paid the \$75 interim dues. Once these are added together, the membership should be approximately 550 people. Members can pay at any time.

It was clarified that this meeting is being held to transfer the assets from the old organization to the new organization. The transfer will occur over time WHEN the association is completely up and running. President Sledge explained again the issues that he had with his name misspellings regarding the electronic signature and being recognized as the new Associations representative. As of Thursday, all paperwork for him is clear. This paperwork will now go to the attorney, and an amendment will be made with the correct name to be the legal representative. Most finalization can't be done here in Rocky Point so another appointment will be made to legalize his representation, and all will start off the right way with the new association once the electronic signature is approved.

President Sledge also clarified the procession of accounts at Wells Fargo in the states. A new account was opened as well for the new association. We are recognized as an HOA nonprofit operating in Mexico and we do have an EIN. Also, to operate in Mexico properly we must have verification of where all income comes from, and every bit must be documented. Any extra monies that are not noted in the current budget are carried over to the new fiscal year and we must show a community/charitable project attached to spending these funds within that calendar year. All this needs to be clarified with an accountant/attorney and the board. Tavane spoke about the Dahlstrom house situation. There were many complications with POA's and capital gains and the ideal situation would be to have a fast sell before the POA's expire. The house needs a lot of repairs. The board will talk about what to do with the house and consequent money from the sale.

The statement was also made that the dues for 2024 will go to the new association. The question arose regarding why a new association was formed. President Sledge spoke to this and said that a new association was formed to protect monies from the old association. Should monies not be transferred to the new association, and discrepancies were found, it could cost quite a bit of money in fines and accounting to clear up these issues. Therefore, the money is protected, and the new association is starting with a "clean slate" and just a new name. The same people are members of BOTH associations.

Votes will be counted at the conclusion of this meeting for the transfer of assets with witnesses Blanca Valdez and Angelina Soto overseeing the count.

Meeting was adjourned at 10:10 am