



Board meeting minutes 14 October 2023

President Sledge called meeting to order stating Pat Champion had resigned and Steve Lee is absent.

Financial statement: The motions was made to accept financial statement, seconded and approved. At the beginning of the year, we had \$173,000 in the account and now have \$239,935. President Sledge explained this amount was a bit misleading as we still have to pay the garbage fees that were not met by the membership to Oomislam at the end of the year (approximately \$20,000). We still should be 20 to 30 grand ahead as we have had many memberships renewed or begun. Note that the bank statements are attached to the financial statements that were sent out.

Membership: Lew Felton stated that we have 350 people who have paid the \$75 half year fee. Some people also paid through 2024. Approximately 150 people have not paid the 6 months dues. Fifty people who were current in 2021 are still not current and that could be due to houses selling, or people just not being aware. At the end of the fiscal year we had 450 members which shows a lot of progress. .

Parks: It was brought up that the Teeter Totter seats need to be replaced. Ramon is still watering the trees at the park, weeds may need to be addressed.

Club House: A roof coating was put on about 6 months ago, but, there has still not been a good rain to make sure there are no issues.

Roads: The roads are being graded twice a week. It seems that even when they are maintained in the morning, they are a mess by afternoon due to the amount of traffic.

Security: Membership was reminded that Lew Felton has loaned his quad to Juan Pedro for his use to patrol Cholla. Juan Pedro likes it and President Sledge stated that when more board members are "on board" it will be brought up about the possibility of buying the quad from Lew. Lew has been supplying gas and the motion was made to use the \$50 monthly budget for security that isn't being used to purchase gas for the quad. The motion was approved and seconded. Juan Pedro is doing a great job. There is \$150 in the account that has not been used and it will be suggested to give that amount to Juan Pedro at the end of the year. The annual police breakfast will again be hosted by OBSC Charli stressed again the need to keep any non emergency chatter off the of the WhasApp police page. After the emergency is reported, move all chatter to the Cholla Committee page. The question was asked to make a committee addressing security. President Sledge stated that if someone wanted to start a committee with

any issue, please do. He suggested forming the committee and bringing all of the information back to the Board and Board meetings to keep things structured.

Sidebar on Electrical issues which will be brought up later in the meeting: : HOAs in the states do not deal with personal electrical issued. They will not take care of the issue. President Sledge's opinion is that if the Association starts taking care of the system, we will end up owning the system and we aren't in a position to do that. We can collectively put together a voice and send it up the CFE ladder and hopefully get some action from them. The membership was asked to sign a document and provide problem locations. This document and a map showing problem areas will be forwarded to CFE.

Garbage: Lew Felton went over that we needed 520 members to buy garbage stickers and we had less than 400. That makes the Association responsible for the non paying members in accordance with the agreement we made with Oomislimm. The Association can't continue to do that so the need for another solution is there. Suggestions were made about creating a separate account for homeowners to collectively add to to bring down the cost, to possibly look into other waste management companies, and again, creating a neighborhood drop off place as was done in the past. All of this needs to be looked in to and again the suggestions of making a committee of members to work on it was brought up. It was reminded to all that we are in Mexico and we can't make them do it the way we may be used to in the states. We have to work with what we have here in Mexico.

Bank Trusts: The contact Monica Bravo at Bancomer got reassigned and the only official word is still that Trusts written after May 2, 1995 got the 50 year extension. There is no list of expired trusts according to her. Lew has been trying to follow up on it but getting no response. The suggestion was made to just keep an eye on your trust. The concern arises when you are trying to sell their property. One of the members who is in the original block of trusts in question was told by her attorney that she is just fine for another 20 years. That attorney's name is available through the Association.

New Association: President Sledge restated the issues with his name, numbers etc., and that currently he is closer to getting all numbers, ID's and signatures in order, but is not quite there due to misspellings of his name on paperwork. He will continue to work with it and hopes to have it resolved very soon. He still wants to move forward with the General Assembly and elect officers with the new association at the meeting on either December 2 or the 16th (TBD later). Membership must be given 30 days notice and candidates must file for office before the meeting date. This will be decided in plenty of time to give people the opportunity to put in their paperwork. President Sledge reminded the membership that there will be two meetings at the General Assembly. One to move the assets from the old association the new (the old association will still be open. There will be electronic voting. There will be positions open for president, vice president, secretary, and treasurer, along with 5 board positions. It was again stated that the board must be an odd number of representatives to break any tie vote that might arise.

Adjourn for the eclipse for 10 minutes.

Water issues: It was explained that the water issues stemmed from equipment/holding tank problems in town and many residents are still struggling. We are lucky that we have tanks that can be filled when water is available. A suggestion was made to put a large holding tank for Cholla residents at the water station for times when water is unavailable, and someone runs out. Mr. Sledge stated that his intent, with a full Board, to assign members to committees to address community issues.

End of meeting notes: President Sledge will run for President of the new association but encourages opposition. The suggestion was made that when people pose a question or talk, introduce themselves as many of us don't know each other. People were commended for the help given to everyone during the hurricane situation. Jerry Caballero explained the breakfast for the police department that the OBSC will be putting on. After the meeting, feedback came from Zoom participants was to repeat any questions from the audience as the Zoom microphone did not pick them up. An effort will be made to make that happen. Please keep in mind Zoom participants cannot join discussions; they are invited to listen to the proceedings, only. Questions from Zoom participants for the Board may be submitted by email up to 24 hours before the meeting.