



Vecinos de la Cholla meeting on April 20, 2024

Motion was made to accept and approve minutes from last meeting. Seconded and passed.

Finances: Finances were reported as follows:

Membership income - \$9920.91

Road grading expense- \$4,060.00

Porta John Rental expense- \$376.00

Park watering expense- \$100.00

Postage -\$40.00

Year to date income \$44,754.00

Motion to approve Finances. Seconded and approved.

COMMITTEE REPORTS

Water:

Committee Chair Laurie Weber reported on her research into placing a large water storage tank near the standpipe to create a reserve for Cholla residents when water is not available from the city. It was determined that we will need at least a 100,000 Liter tank to have enough storage for Cholla homeowners. More research will be done on the capacity of available tanks and the cost of tank and installation. Anyone with expertise in this area is asked to contact Laurie Weber. The Board is also researching a metering system to accurately record how much water each driver draws and determine how much they each owe for water. The system would use a “pass key” for each driver to swipe each time they fill up their truck.

Roads:

Pat met with Juan Mesa regarding a persistent sinkhole at Calle F and Calle E. Apparently, there is an underground water valve there that has been leaking. SBR will install a concrete culvert and cap then top with caliche. A member asked if businesses in Cholla were paying accordingly to help with the road grading. President Sledge said he will address that soon. A member reported excessive noise caused by ponga boats going over the speed bump by Xochitl's in the early morning and asked if that bump could be removed, or if there was another solution. There were complaints of drivers exceeding the speed limit throughout town. It was suggested that better signage with speed limits posted would help, as well as having Juan Pedro start writing citations. President Sledge noted that the Board is developing

a list of ideas for improvement projects, one of which is to get a good base on some of the roads instead of sand that just keeps eroding. He is also looking at frequencies of grading primary and secondary roads and is discussing this with Juan Mesa from SBR.

Community Center:

Two rentals are coming up including a birthday party next month and a party in November, in addition to the CBSC and OBSC events. It was noted that for the member's birthday party, there is no charge unless cleaning is needed. For a large party, the charge is \$200 with a \$100 refundable cleaning fee. If the kitchen is not used the rental is \$100, along with a \$100 refundable cleaning fee.

Membership:

Lew Felton reported that we have 420 current, paid members. There are still 68 that have paid regularly but need to pay for 2024. There is still a bit of confusion caused by switching from a mid-year to first-of-the-year payment schedule. He anticipates close to 550 paying members by year's end. Lew Felton said that contact information for delinquent members is often missing due to sale of property, transfers, etc. The Association will be posting current members instead of delinquent members to keep a positive "vibe" with the information. It was noted that there are 1283 lots in Cholla with about 750 of them having structures. Many houses are abandoned, but taxes are still being paid on them. Others are years behind on taxes and trust payments and that sometimes creates a perfect scenario for squatters to come in by going and paying taxes on the house as well as putting the electricity in their name.

Membership Chairman Jerry Ketelhut went over the "Welcome" brochure he is finalizing for distribution electronically to current members and in printed form for Realtors to give to new property owners. It shows the Vecino's mission, purpose, financials, etc. It was also noted that each committee needs members to help with tasks, and after the work session on Monday, each committee will have a better idea of how many members they will need and what specific goals they have. The work session is for the Board only, but members are welcome to observe without giving input.

Parks:

Charli Keller explained that a contractor (local) was hired to do clean up. They did a great job of digging out wells around the trees to hold water, pruning the trees and doing an overall clean up as well as taking care of the erosion by the walkway and the weeds around the community center. Goals for the park include getting the horseshoe area put back together, and repair and maintenance on the playground equipment. She will present her full enhancement plan with estimated costs at the workshop.

Garbage:

Aron Brown discussed his meeting with the city and noted that in 2025, property owners will possibly need to show their 2024 receipt for payment of trash when paying property taxes. If owners can't prove payment, it will add that to their taxes, along with fees for the previous five years. This could be a hefty additional cost. This information was sent by Lew Felton to Vecinos in a recent e-mail. Questions arose as to the need to pay for multiple stickers if your house is built on several lots, and how to prove that a vacant lot does not need trash pick-up. Aron will have much more clarification in October/November as to the validity of this. Also, trash pickup will begin earlier on Tuesdays as the temperature rises so it was suggested that you put trash out the night before if you aren't an early riser. There was a reminder that they will not take loose trash. It must be bagged. Also, they can't dump a trash barrel if it is locked to a gate or fence. It was noted that residents can report trash violations by texting or calling the number on the ordinance signs around Cholla. Rental owners must provide trash stickers and receptacles for their renter. Aron explained that the "voluntary" charges on your property taxes can be removed if requested. Most of these are small donations to organizations such as the Red Cross. The DAP charge is a tax to support public street lighting. Though there is no public lighting in Cholla, we benefit from the lighting in the city. The DAP charge is assessed on the tax bill for vacant lots without a CFE meter. If you have a CFE bill, the DAP charge is collected through your bi-monthly bill. If you see a DAP tax on a property WITH an electric meter, they will remove the charge if you present the tax office a copy of your CFE bill. A discussion arose regarding the old electric poles that are still on the streets. Aron said that as soon as the people CFE contracted to put new poles up are finished, they will begin removing the old poles. They are replacing the most damaged poles first and will then moving forward.

Security:

The Association is still looking into getting another vehicle for Juan Pedro. A motion was made for the Association to purchase for \$1,000.00, the ATV which Lew Felton has loaned for use by Juan Pedro. The motion was seconded and passed unanimously. President Sledge will meet with the Comandante of the Police Department to discuss additional support from the department for services in Cholla.

Old Business:

It was noted that the Dahlstrom's house was under contract and subsequently closed. Unfortunately, Mr. Dahlstrom hired a lawyer and it is unlikely that the Association will get funds from the sale to replace what was embezzled. President Sledge will be looking into options to possibly recoup those monies. There was discussion about squatters, and individuals renting houses without the proper credentials. Everyone needs to beware and do their research when renting a home in Cholla or Puerto Peñasco, as well as having work done by a contractor.

Motion to adjourn the meeting at 10:15 a.m. Seconded and passed.

