



## **Vecinos de la Choya Civil Association Board Meeting**

**May 18, 2024**

The meeting was called to order by President Pat Sledge at 9:00 A.M. Aron Brown was not in attendance; Chrissy Gronau arrived at about 10:00 a. m. due to a family emergency. All other officers and Board members were present.

### **Minutes:**

A motion to approve the minutes of the April 20 meeting was seconded and approved.

### **Financials:**

At the end of April, the cash balance was \$236,990.65. This is being held in two accounts at Wells Fargo in the United States, one account in Mexico, and includes petty cash. Expenses for the month were \$5,826.48 and we have \$42,337.99 to fund ongoing expenses. Motion to accept the financial statements was made, seconded and financials were approved.

### **Committee Reports**

#### **Water:**

Laurie Weber reported that we are in the process of getting control of the water standpipe so the collection of funds and payments to Oomapas are made on time. We are still researching the purchase of a large water reserve tank (we would need at least a 100,000-liter covered tank on a foundation to support gravity flow) and finding a metering system to automatically log the amount of water the drivers are using. If any members have suggestions out there, please let Laurie Weber know. Pres. Sledge said that since water delivery is a service to our community, it needs to be under the Association's control as soon as possible. The actual water standpipe is in the name of the Association, which should have administrative control of the operation to assure that we maintain the system and keep water available.

#### **Roads:**

Pat Sledge reported that he needs road committee members. He gave an update on the continued issues with the "rut" in the road on the way into town caused by a problem in the main waterline. A new cap was ordered and installed but there is still a bit of a dip.

Street signs in Cholla are being replaced as needed and all information on the garbage pickup regulations are posted. If you have a neighbor who is not taking care of their trash disposal properly, call the number on the sign and they will respond.

It was mentioned that the Board needs to reprint the regulations signs for the empty frames around the community. Lew has info on a website that does signs at a great price and has free shipping.

### Security:

There was an apparent break in reported by Lew, but nothing was found amiss. There is no date yet to meet with the Comandante of the Police Department. Pres. Sledge is following up on this.

### Membership:

Lew Felton reported that we have 425 paid members and 154 people who have not updated their memberships since the association switched to a calendar year. This appears to be an oversight or just a delay.

Jerry Ketelhut-Toleu passed around the "Welcome" brochure for comments. It was decided to do a "flier" design that can be easily e-mailed. The brochure informs people about the Vecinos services association and the OBSC, CBSC, and provides contact information for the Board members. The motion to approve the brochure was made, seconded and passed. Chrissy Gronau will be working with getting this information to the Realtors and those in Cholla who rent their properties. Jerry Ketelhut-Toleu said the goal is to have 800 members.

### Parks & Environment:

Charli Keller reported that the trees in the park are getting watered and are looking healthier. She is looking for a third type of tree for the memorial project. This project will allow someone to purchase a tree (choice of three types) that will be in memory or honor of someone. The trees will be maintained in perpetuity and include a memorial plaque. She is also working on upgrading the teeter totters with new seats and covered handles.

### Community center:

Laurie Weber provided a lock box for easier access to the Community Center and will determine how to oversee the use of it. Many keys to the Center have been issued over the years and Pres. Sledge suggested we consider changing the locks so we can start fresh with fewer keys and utilize the lock box instead.

It was asked that the Dahlstroms' names be removed from the post outside the Community Center and it was noted that all the posts should be repainted. Stephan Just volunteered to help with that task. A motion was made, seconded and approved to paint the one post near the Center and those along Tiburon first for improved "curb appeal."

The Board is working on getting the pieces of land which make up the parking area, into the Association's name. Pres. Sledge is looking into the most cost-efficient avenue to pursue.

Although the roof was recently coated with elastomeric paint, there is still one area that is leaking. It will be addressed as soon as possible.

### Garbage:

Dot Freeman stressed that volunteers are needed to help organize community clean ups. Please contact her to join in if you are interested. These types of events could be put on the calendar when scheduled. Concern was expressed about trash being dumped in certain empty lots and discussion ensued as to solutions.

### Old Business:

#### Sale of the Dahlstrom house:

A promissory note and loan agreement for the amount owed to the Vecinos A.C. was signed in April 2022. The promissory note expired in April 2023; however, the loan agreement has no expiration date. Per the loan agreement, the Dahlstrom's still owe the Association \$176,500.

When the Keller Williams Realtor listing the house quit and moved on, a new Realtor was not assigned. Rick Dahlstrom engaged a different Realtor. This Realtor committed verbally to support the Association and promised to have the funds paid to the Association when the house sold.

The original bank trust was in Helen Dahlstrom's maiden name and Rick Dahlstrom's name. The attorneys told Rick that before the house could be sold, he would have to remove Helen's name and create a new trust, which the attorneys arranged for him.

The Association was not notified of the sale until after it closed, and funds were dispersed to Rick Dahlstrom. Rick Dahlstrom was contacted by Pres. Sledge to ask about his obligation to the Association and he replied that the lawyer told him he didn't have to follow through.

After being made aware of the sale, Pres. Sledge contacted the Attorney General office in Tucson to make them aware of the sale and funding possibly coming to the U.S., which he felt should be dispersed to the victims as part of restitution that is outlined in the sentencing documents.

It is the intention of the Board to get the restitution documents translated along with the loan agreement and contact an attorney in Mexico to look at all options available to the Association, including pursuing other properties owned by the Dahlstrom's.

Pres. Sledge is also going to contact Mr. Dahlstrom to discuss the possibility of him signing the remaining properties over to the Association.

#### Leak at the water standpipe:

It was noted that there is a water leak at the main supply valve on the standpipe and it needs to be replaced. The motion was made, seconded and approved to do needed repairs.

#### **New Business:**

There is now a BBVA agent in Peñasco to assist with Bank Trust issues. Bancomer is taking positive steps to improve communication. Contact information for the local Bancomer bank trust agent:

#### **Lic. Fernanda Molinar**

CS Enterprise Front Fiduciario Jr. - Noroeste.

*Delegado Fiduciario Puerto Peñasco*

Cell: +52 638 114 8533

Email: [Fernanda.Molinar@bbva.com](mailto:Fernanda.Molinar@bbva.com)

CR 3997 | Blvd. Benito Juárez y Víctor Estrella SN, Colonia Centro, Puerto Peñasco, Sonora., C.P. 83550

Office hours with previous appointment required: 8:30 to 14:00

President Sledge reported on the Association's RFC situation and said that his electronic signature should be available soon.

Lew has researched Errors and Omissions insurance for the Board to prevent financial loss due to any mistakes that might inadvertently be made. The motion was made, seconded and approved to get the Board insured as soon as possible.

There has been a large influx of ponga fishing boats in Cholla from outside the area. Members expressed frustration with the congestion and noise they create. It was stated that there just isn't anything the Association can do to help with this problem other than working with the local authorities. The situation should resolve soon on its own.

Adjournment:

A motion was made and approved to adjourn the meeting at 10:22 a. m.

Next meeting will be on Saturday, June 15 at 9:00 a. m.