



Vecinos de la Choya Civil Association Board Meeting

June 14, 2024

Meeting was called to order by President Pat Sledge at 9:02 a.m. All Board members were present.

A motion made to accept minutes from last meeting. Seconded and approved.

Financials: The bank account balance as of May is \$235,489. Expenses for the month (road grading and park maintenance) total \$5,533. The loss/profit therefore shows a loss for the month of May as there are no dues coming in. The Association shows \$40,733 profit at this point. Motion made to accept financial report. Seconded and approved.

Water: Laurie Weber reported that two people have volunteered to help with research on a water metering system and a storage tank set up for the community. It was reported that there has been a water supply issue recently due to city issues. The leaking valve at the stand was fixed by the drivers. That expense will be reimbursed from the \$1,000 allocated at the last meeting for the repair.

Roads: Pat reported that the new lid over the valve under Calle F at Calle E is holding and looks good so far. He will be visiting with Juan Mesa about issues on Calle S and Pinto Point.

Security: Tabled

Membership: Lew Felton reported that to date, there are 453 members that are paid up to the end of the month. At the time of the meeting, there are 108 properties not paid yet. It was noted that each e-mail members receive from the Association, includes their current dues status at the top. Any property owner who is uncertain can check there.

Jerry Kettelhut discussed the status of the welcome brochure. The front page of the brochure is under construction and is hoped to be to the board for approval by the end of June, with the first draft being ready the first of August.

Jerry handed out some data reflecting member payments over the last 20 years and lapsed member numbers by year, along with the potential revenue from these members. He and his committee stressed that we need to promote the positive changes in the Association (new Board, what we are providing for the community, etc.) to recruit members. There was also a discussion on how to include and involve neighbors who are Mexican nationals.

Chrissy Gronau spoke about our relationship with our members and how to get the information to rental agencies and private rentals. She needs information on rentals in the community and asked that anyone who knows of one e-mail the location and owner information to either her at Luckytohave@me.com or to Jerry at jketelhut@cox.net.

She also discussed on how to make our community safe for everyone and how to address the issue of elderly members and their safety (ambulance access for example). She would like feedback on this issue and how can we keep our neighborhood, safe and clean, and respect the environment.

Parks and Environment: Charli Keller said Ramon and his sons have been keeping the trees watered. The teeter totters have been outfitted with new seats and the handlebars have been sanded down and plastic covers installed. New chains have been purchased for the swings as the old ones were very rusty. They will be refitted next month.

The memorial tree program launched. A drip systems will be installed to not only conserve water, but make it possible for the delivery trucks to simply fill a 300-gallon, elevated tank with valves to irrigation lines. Charli is looking for someone to construct a platform for the water tanks and suggested that it be decorated as a lighthouse. Suggestions for designs are welcomed and please contact Charli. The memorial tree application forms are available. For \$300 you can adopt or purchase a desert-tolerant tree (Mesquite, Ficus or Laurel de la Pina) which will feature a granite plaque in memory or honor of a loved one. Charli is also looking for volunteers to refurbish and reactivate the horseshoe area.

Signage: Many suggestions were put forth regarding the signage around the community. Lew put up signs in several locations regarding the city's garbage regulations. It was suggested to make up signs encouraging visitors to respect our beach and not litter and to revamp some of the older signs welcoming people to Cholla to set the rules in a bit friendlier tone instead of a list of things not to do.

It is often forgotten that we are part of Puerto Peñasco, so the laws there apply in Cholla as well. A suggestion was to get flyers/brochures to rentals in the area that state the laws regarding curfews, fireworks, driving in the bay, speed limits, etc., so that visitors and renters are aware.

High tide marker signs are being ordered to show how high the tide will be on many days of the month, since many visitors have no idea. There were concerns of "over signage" and that will be taken into consideration. The committee is also going to look at areas where vehicles are accessing the bay area and try to come up with solutions to keep them out. All signs will be in English and Spanish.

Community Center: The Board discussed ways to make the center more comfortable climate wise. Adding central air conditioning would be cost prohibitive and the center isn't used during hottest months, so it was felt that fans and window/door ventilation work adequately. One improvement that would be helpful is replacing or tinting the windows. Laurie Weber, committee chair is researching the possibility of installing dual-pane windows or quarter-inch single-pane windows with a tinting to reduce UV and solar heat.

Garbage: Dottie thanked everyone for participating in the community clean up. A lot of trash was picked up and thanks was given to Aron for coordinating with Zofemat to haul the trash away. Community clean-ups will cease until fall, but residents were encouraged to take a bag on their walks when possible. Concerns were expressed about the ongoing issue of people leaving bags of trash which can be strewn by dogs and other animals. A reminder was given to call the number posted on the new no-littering signs to report this type of violation. Many suggestions were made, although it all comes back to how to encourage the trash disposal without discouraging residents from purchasing trash sticker.

Aron explained the difference between Zofemat and Oomslim and suggested that Zofemat could really help in this area. It was decided to pick 3 or 4 "beach entrance" locations and put large, chained

barrels for beach goers and visitors to deposit trash. Zofemat will pick these up several times a week as part of their effort to keep the city's clean beach status. A motion was made to allocate \$1,000 dollars for four test areas of this nature. The motion was seconded and approved. Dot and Aron will coordinate the effort.

Old Business: President Pat Sledge had previously persuaded Rick Dahlstrom to sign a promissory note, compensating the Association when the Dahlstrom's Cholla home sold. When Dahlstrom reneged on that agreement, Sledge got Dahlstrom to agree to sign a vacant lot and a lot with a boat house over to the Association, to be sold, with proceeds partially reimbursing the loss from Helen Dahlstrom's embezzlement. One of the properties could be easily signed over, the other would require a \$500 lawyer fee to cancel the current contract and allow for the sale of the property by the Association. A motion was made to fund the \$500. It was seconded and approved.

New Business: A lengthy discussion took place regarding an alleged "squatter" situation where a couple occupied a beach-front home, claiming to have purchased it, though when the owner was contacted, she said she had not sold the property.

Aron Brown explained that in 2021, the city commissioned a private party of lawyers to start notifying people that due to lack of payment on taxes, their property was in danger of being taken away/sold. The first notification was a paper notice delivered to the property. The second notification was issued via newspaper during covid. The third notification was when property was physically taken over. When taxes are in arrears by many years, the bank that holds the trust on the house is brought into the equation. The bank declines to pay the taxes and if the owner is not located, the city has the right to sell the property to recover the taxes.

Aron also explained the trust extension issue and why some people's trusts were not included in the extension. Homeowners are encouraged to take their trust to a lawyer of their choice and having them contact the bank's legal department to determine the status of each specific trust. This is very important for trusts issued between 1992 and 1995. It was noted that trusts do not automatically renew and the renewal process needs to be started at least a year before the expiration time. The Board's position is that each individual needs to take their trust to a lawyer and have them checked out thoroughly.

Security: The quad used by Juan Pedro has been sold to the association. The vehicle is still in Lew's name, but a clear bill of sale has been made. Members of the Board will meet with the Comandante to discuss cooperative efforts between the Association and the Police Department.

A proposal was made to document the destination of traffic coming into Cholla (the beach, boats, businesses, rental properties, etc.) and approach the city and businesses about helping with the cost of road maintenance. Some businesses have been members of the association in the past and it was discussed to have a higher membership cost for businesses that generate a lot of traffic and wear and tear on the roads. It was decided this task falls under the roads committee and would be further explored. The Board will also be meeting with the Police regarding response times and other help needed here in Cholla.

The meeting was adjourned at 11:10.