



Vecinos de la Choya Civil Association Board Meeting October 19, 2024

Meeting called to order by President Sledge at 9:00 a.m., with Pat Sledge, Charli Keller, Lew Felton, Selina Jo Welle and Dot Freeman in attendance. Aron Brown arrived late. Chrissy Gronau arrived just before the meeting adjourned.

Minutes from September were approved.

Finances: There is a total of \$219,331.89 in all of accounts, in the USA, Mexico and petty cash. The association is within budget for 2024 and expected to cover all expenses through the end of 2024 with a surplus of \$5,900. Income for the year is \$82,178.71 which is roughly \$7,000 over the \$75,000 budgeted. A suggestion was made to use the funds to upgrade signage, the community center Internet to Starlink. Distribution will be decided at a future meeting. Motion was made to accept the financial report, seconded and approved.

Water: Laurie was absent, and no report was provided. Information should be forthcoming about expense of putting in a metering system at the water standpipe.

Clubhouse: It was reported that the top to one of the water tanks had blown off and there was green sludge at the bottom. It was allowed to dry out and will be vacuumed out and cleaned before refilling. A new lid for the tank was secured.

Membership: Current members are 461. This includes people who have paid through the end of the December. Some members have paid ahead. Jerry and Lew will get together and clarify these numbers. There are 176 properties unpaid for various reasons. It was noted that our membership has increased over the past two years. If correspondence from the association shows a "Dues owed" at the top of the page, please contact Lew Felton to learn how you can become an active member.

At a later point in the meeting, Aron Benjamin Brown encouraged all members to reach out to their neighbors and point out the benefits the Association provides for the community, asking them to support those efforts by paying the dues which are less than \$15 per month. Those services enhance the community and help to boost property values for everyone.

Park: Charli reported the perimeter fencing around the park was fixed. She would like to have ideas for a new fence that would be economical and durable. The current fencing rusts and is unattractive. The irrigation lines for the memorial trees are in. Billy Stevenson and his family donated all the lines, and he is bringing a solar water pump. The water tower is complete, but the water pressure was not sufficient, so a pump was necessary. It was \$300 for the whole system and the expenses are coming out of the money donated to the

memorial tree project. The dedication for the first round of trees is scheduled for November 23 and we have 3 people on the waiting list for the next round.

All of the chains on the swings are now painted bright colors. This was the cheapest and easiest solution for now. Maybe down the road we will get rubberized chains. Baskets for hoops and nets for the soccer goals have been purchased. Our new mayor has expressed an interest in helping with the park and will be meet with him soon.

Garbage: Dot gave an update on litter control. The “Decorate a Can” project is under way. There are 12 cans to be placed along the federal zone beach after decorating. The cans will have Zofemat stickers and will be secured. The timeline is to decorate the cans by the end of November and place them by the end of December.

Three community litter pick up days are scheduled: October 26, November 16 and December 14. Pat Sledge went over why the “Red Bag” project and central dumpster did not work, but the new regime might be open to going back to that system once they get settled in. The city has purchased three more garbage trucks and the new schedule for our pickup should be out soon. The reminder was made that homeowners could pay the 2024 rate for trash pickup either at OOMSLIM or through Aron Brown until the end of October. After that the price goes up to the 2025 level.

After numerous calls and e-mails about the trash service fees and schedule, Pat and Lew met with the new management of Oomislum for clarification to communicate back to Association members. Dot Freeman, who chairs the litter containment committee expressed her objection that the meeting did not include her or Aron Brown who has served as liaison to Oomislum on behalf of the Board. Apologies were offered for the oversight, explaining that the officers who represented the Board and the Association felt it would be overwhelming to bring a large group to Oomislum’s very small offices, and they believed they could convey concerns, get the facts and report back to everyone. It was agreed that if the entire Board was not to be included, they should at least be informed in advance so they could express any concerns and share their questions for the company.

Rental Management: The electronic welcome brochure is ready and has been sent out to a few entities. It was stressed that we need to make sure that Realtors working on selling property in Cholla are aware of the Association and its purpose. This brochure will be sent to property managers and all homeowners as well.

Old Business: After a long struggle, everything is done for the new association. We have a new constitution and as soon as it has been translated, it will be on the website. Charli will travel to Nogales to have secure the RFC number electronic signature. Kaizen personnel said they will accompany her and provide translation services for \$450. The motion was made to approve \$200 to get someone to go and translate for Charli in Nogales. When the next general assembly and election of Board members takes place, the minutes will be prepared, translated into Spanish and filed with the Public Registry.

New Business: After lengthy discussion, it was decided to set the budget at \$75,000 for 2025. Looking at a reasonable increase in membership (480 members would bring \$72,000), it was decided to set a goal of \$75,000. The proposed operating budget would be \$77,500. Budget items will be adjusted as needed to meet this amount.

Approximately \$30,000 in past dues was collected and will be designated for community improvements. The Board will come up with a list of projects, discuss them and bring them to the membership to prioritize. Then a “pre-paid assessment” can be initiated to move the money to the Mexico bank account and have it properly accounted for.

The Board discussed three items to possibly be on the ballot along with the budget and election of new Board members and officers. First was changing the three-year term for directors to two years with a term limit of 6 years. The proposal to have the VP position roll right into the President position was discussed but rejected. The third proposed issue was to have mandatory payment of delinquent dues when a property is sold. The legality of that proposal will be further explored before being placed on the ballot.

Meeting was adjourned at 11:15 A. M.