



Board meeting minutes

November 23, 2024

Meeting brought to order at 9:00 by President Pat Sledge.

Motion was made and seconded to accept Minutes from October meeting. Approved.

Financial Report:

Selina reported that as of the end of October there was \$221,373.07 in all accounts. The New Wells Fargo account has just under \$58,000, the old Wells Fargo account has \$157,000, BBVA in Mexico has \$6,200, and we have \$225 in petty cash. We still have funds to cover grading and other expenses through the end of the year. Motion was made and seconded to accept the financial report. Approved.

Water Report:

Initial research is showing that a new system to monitor the water at the standpipe will be about \$10,000. We will look at spending some of the money from the back dues for this. It is considered a big expense, but this will get the standpipe back under our control with good monitoring of how much water is going out to which vendor. Laurie will be following up with Brent Westmoreland regarding a presentation at the January meeting.

Road Report:

Pat spoke with Juan Mesa about putting caliche in certain places to improve the roads. They are also discussing other options. The worst spot seems to be between the pavement end and the police station on Calle F. It was noted that grading has been very good recently.

Clubhouse Report:

The clubhouse is rented out November 23rd for a quinceñera, and during the week it is being used for exercise and dance lessons. There is a calendar available for people to see what events are coming up. A lock box is now available to allow those using the facility to have access to a key for their event. The code will be changed after each event. It was noted that there is internet available (Chollabayhoa). No password is needed.

Membership:

The numbers haven't changed much since last meeting. We have gained 4 members for a total of 465. There are 12 people that still haven't paid for the second half of 2024 and many who haven't paid for 2024 for various reasons (death, sale of house, etc.) Jerry is working on straightening all of those questionable memberships straightened out. The Welcome brochure is done and ready to go out. Concerns were raised about the fact the Board membership will change in January, but due to the brochure being electronic at this point, it is easy to change. This can be used for recruiting candidates for the board, new memberships and general information for members, potential members, realtors and rentals. The brochure will be "tweaked" before mass mailing to ensure readers know it contains information for 2025. One of the goals is to make sure that realtors selling houses know that it is a necessary part of living in Cholla. We need to make people see it as an advantage at \$12.50 per month. It was noted to make sure this information was sent to the president of the realtors' association in Puerto Peñasco.

Parks:

Charli reported that we have new basketball hoops and nets. This was done through a donation. A call has been put into the powder coating business to try to repair the soccer goals or see if they need to be replaced. Today will be a dedication of seven trees, with seven more being dedicated next week. The observation was made that the Ficus trees are very likely going through "transplant shock". Jose supplied some fertilizer, and the hope is that they will perk up soon. The solar pump irrigation system is still getting fine tuned as the battery doesn't retain enough power to keep it going for the needed intervals. More signs have been placed warning people that vehicles are not allowed on the beach. Several signs and/or frames still need to be replaced. Many of these signs are informational and have warnings/fines for rules in Choya. It was noted that many don't pay attention as it is difficult to enforce those rules due to our limited security. A Community Garden idea was brought up and a request was made for the board to help. It was suggested to come up with a proposal and it would be looked at by the board. It was noted that we need to remember Villa's business is launching the pangas and we need to support both Villa and the pangueros much as possible as the pangueros areas to launch in town are very limited and expensive.

Garbage Report:

Dot reported that there was a very successful community clean up recently resulting in 26 bags (270 kilos) of trash collected. Zofemat picked it up and recorded it. Margarite was thanked for providing free coffee and burritos for the participants. Our beach did not make clean beach status as glass, cigarette stubs and other small items were found in the 3

buckets of sand samples from the beaches. This gave us good information on how to proceed in the future with our clean ups. There are two named clean beaches in Peñasco, and it was noted that they have workers and machinery that sifts through the sand regularly. The explanation was made regarding Zofemat and their recycling process. They must classify everything that is brought in from the beach trash for recycling. For example, the plastic top to the water bottle is a different sort of plastic than the actual bottle, and the bottle must be label free to be recycled. We will be receiving the information on the recycling classes as well as information on a possible “recycling art structure” for our beach. The “Decorate a Can” program is in process. The pictures of the cans will be posted on WhatsApp and Facebook (and possibly Survey Monkey) for members to vote for the best decorated can. These will be placed around the area and secured for ease of waste removal as well as inability to steal. There were many compliments for Oomslim for the recent good work in Choya. The next Community Clean up will be Sunday, December 15th at 9:00 a.m. There is an app named “Clean Swell” that will have you put in your location and enter the amount of trash you pick up on a personal level when walking the beach. This goes to Zofemat and into our clean beach data.

Rental Relation Report:

Chrissy reported that she would like to get all information possible on rentals in the area so she could produce a map with rental information. This would help us get information out on beach rules, our environmental status (clean beach, water quality, etc.).

Old Business:

The General Assembly has been moved to January 18th. Pat went over the process of establishing the new association. As recently stated, after applying for the new association, issues arose with Pat’s legal name (Jr. or not). After many trips to Nogales, this problem was solved. When meeting with Kaisen, the signature sheet with the photo ID only had Lew and Pat on it. Steps were taken to add Charli and Selina, and an addendum was sent in to establish their information. When the paperwork came back, Pat’s name was incorrect again and Charli and Selina were still not included. Charli was finally able (with help from Monica translating) to get the Tax ID number set up in Nogales. We now have a tax ID number, but no electronic signature as Nogales does not allow Tax id’s and electronic signatures to be set up on the same day. Lew is the only one on the documents with a correct ID and correct address, therefore he will be pursuing the electronic signature status. We are now a brand-new association, however the only two members are Lew and Pat. Each member will need to apply for membership and will need to be accepted before they can vote at the General Assembly meeting. The form will be sent out via email and will need to be physically sent back to the association (please note two people will need to witness your signature).

Explanations were made regarding ordinary/extraordinary meetings, and the board is prepared to do what is needed at the General Assembly to assure there is a quorum to vote on the budget, elect officers, and vote on the amendments regarding adding a Vice President to the board, Limits terms to 3 years (staggered) and a six-year term limit. The goal is to make sure not all positions come up for election at one time We are now back to proxy situation on voting as Mexican law doesn't accept electronic votes for the association. Only the top owner on the trust is allowed to vote, and if you send a proxy, there must be two witnesses to your signature as well. A motion was made to retain an attorney (Rojelio) for work needed to be done with the General Assembly meeting. His job is to draw up the agenda in English and Spanish, take the minutes to be translated, and then register them accordingly. The cost will be \$800 minimum with additional funds needed for filing fees. Motion was seconded and approved. Motion was also made to fund the accountant (Osuna) for the year at a cost of \$4000. Seconded and approved.

New Business:

None

General Assembly meeting will be January 18th, 2025.

Meeting was adjourned by President Sledge at approximately 10:30AM