



Board Meeting Minutes January 18, 2025

Call to Order: The meeting was called to order immediately following the adjournment of the General Assembly with new Board members in attendance taking their posts.

Attending: Charli Keller, Lew Felton, Selina Jo Welle, Kim Moore, Aron Brown
Unable to attend: Shelly Callaway, Cristina Corral

Approval of Minutes: Minutes from the General Assembly are attached.

Treasurer's Report: Financial reports and bank statements are attached, and are posted to the Vecinos website.

Membership Report: As of January 18, 110 Choya property owners have requested membership in the Vecinos Association. The approved budget is based on the association having 500 members paying the \$150 annual fee.

Committee/Task Force Reports: With the new Board, new assignments will be determined at a work session on January 24. Community members who would like to volunteer are encouraged to send an e-mail to info@vecinosdelachoya.com. The committees include: Security/Emergency Services, Parks and Environment, Roads, Clubhouse, Realtor/Renter Relations, Litter/Community Cleanup and membership recruitment.

NEW BUSINESS:

Water –Metering System presentation by Brent Westmoreland recommended that in place of an elaborate electronic metering system which would require power, Internet and training, a system of mechanical meters – one main meter to measure overall consumption, and five or six individual lockable metered valves – could be set up for one-tenth the price. Aron Brown will get bids from qualified plumbers and present the proposed expenditure for a vote.

The metering system will make it possible for the Association to once-again manage the water concession, make timely payments to Oomapas and help assure that members get the best value from this service. The discounts could then be passed on to property owners who support the services through their membership in the association.

Request for Speed Bump: Six property owners are requesting installation of a speed bump on Ave. Tiburon at Calle K. The Board will research material and labor cost and seek bids for the work. A recommendation was made to be certain the placement does not direct water runoff toward any structures. The Roads Committee chair will conduct the research and bring the bid to the Board for approval.

Pre-Paid Assessment Project:

The members were asked to submit suggestions for community improvements to be funded by the prepaid assessment of \$40,000, which was approved in the budget. All suggestions will be evaluated for feasibility, community-wide benefit and cost. Among the suggestions presented at the meeting were:

- Revitalization of the Horseshoe court
- Initiate action to reduce the speeding on Calle F, Tiburon, and other main thoroughfares.
- Secure title to the Community Center property – building and lots
- Install metering system for Water Standpipe
- Arrange for Administrative Assistant to process membership, oversee community center
- New windows and Doors in Community Center
- Mini-split AC and Heat in Community Center
- Pickle ball Court Enclosure and Cover
- Security drone to monitor the community at night
- Solar Power

Board Work Session: Scheduled for Friday, January 24 from 9 to 11 a.m. at the Community Center. Doors will be open if anyone wants to observe but comments or questions will be addressed at the February 15 Board Meeting.

Questions from Members:

Dave Heath: Has the Community Center property been signed over to the Association by SBR?

Response: This is in the top-three, must-do actions the Board will address now that everything has been completed to be in full operation as a Civil Association.

Bob Joslin: How much money do The Reef area businesses contribute to road maintenance?

Response: The Reef, Campground and Mare Blue pay for grading the road from the end of the pavement to the turn-off to their businesses. The Vecinos A.C. pays for the additional leg of the road and for all grading on the interior of the community.

Bob Joslin: What is the final verdict on the Dahlstrom embezzlement scandal?

Response: After multiple attempts by former President Pat Sledge to persuade Rick Dahlstrom to sell property in Choya and compensate the Vecinos for the loss, Dahlstrom declined to help. Although suggestions were made to pursue legal action, there is simply nothing worth going after and the expense of pursuing legal action would be prohibitive. It was decided to use the Association's money for community improvements and to keep in place checks and balances that would assure the finances are in order, with members having access each month to the bank statements and financial reports.

Bob Joslin: Have those who have access to the funds been bonded?

Response: Arrangements have been made to cover the Board with Errors and Omissions insurance. Now that the new Board is seated, the coverage/bonding will be put in place.

Taylor Joslin: Is there concern about conflict of interest regarding those who are business owners in Choya serving as Board members.

Response: Yes, it is a concern and the Board pledges to be diligent in scrutinizing Board member activities in the areas of services the Association provides that could be viewed as a conflict of interest. Members are also encouraged to call to question any actions they feel are in conflict.

Adjournment: A motion was made, seconded and unanimous to adjourn the meeting.

Next Meeting: Saturday, February 15 at 9 a.m. in the Community Center.