



Board Meeting Minutes March 15, 2025

Call to Order: The meeting was called to order at 9:04.

Attending: Charli Keller, Lew Felton, Aron Brown, Kim Moore, Shelly Callaway

Unable to attend: Selina Jo Welle and Cristina Corral

Approval of Minutes: Minutes from the February meeting were approved after a motion by Kim Moore and second by Aron Brown.

Treasurer's Report: Financial recap was read, reports and bank statements are attached and posted to the Vecinos website. Total cash on hand as of Feb. 28 was \$240,530.14

Membership Report: The member count on March 15 was 387, which is up from 315 reported at the February meeting. There are 96 people who paid in 2024, but have not currently renewed their membership. They will be contacted to encourage them to continue their membership. Rebecca Just has volunteered to personally call on non-member property owners to encourage membership. Board will offer, for those who may need it, to break up the fee into two or three payments. Recent rumors of a fee increase are unfounded. The budget and fee are set for 2025 and there is no plan for a fee increase for 2026.

COMMITTEE AND TASK FORCE REPORTS

Community Center – Executive Committee

Wells Fargo was contacted regarding the \$25,000 payment and informed us that records are purged after seven years. Ownership of club house is a priority and the Board will continue to research proof of the payment. A meeting with SBR will be scheduled.

Litter Control – Dot Freeman

Dot was unable to attend the meeting but relayed that she will need volunteers to help direct the monthly community litter clean-up. The subject of trash overflow on beaches was discussed and the decision to add more cans was approved. It was also noted that people use the can by the six store and additional cans are needed there.

Park and Environment – Charli:

The Board approved an agreement for landscape maintenance services to be performed by Avalos Landscape Service at \$150.00/month for two hours a week of maintenance.

Rental/Realtor relations – Aron Brown:

Vicki Wright and Caroline Hart were added to the task force but were not in attendance at the meeting. Aron reported that he has made contact with various Realtors to advise them of the Association membership and the annual fee.

Roads – Pat Sledge, Ken Hart and Steve Boyd:

Approval was given by Juan Meza of SBR to have the grader operator ride along with the task force members to evaluate possible changes to the route and schedule.

Speed continues to be an issue. Speed bumps have been considered an option for homeowners who wish to install them themselves; however, they prove to be ineffective due to sand build up which eventually makes them essentially non-existent. Alternatives need to continue to be discussed.

Security and Emergency Services – Kim Moore:

Kim and Joe Moore and George Good reported that they met with the Public Safety Director and Red Cross to discuss systems to improve response times. At the request of the public safety agencies, a new map is being developed which will incorporate sections to help responders locate homes.

Individuals are encouraged to call local emergency numbers and not 911. The 911 system is not local and creates confusion and lag time for services to arrive. The emergency numbers will be distributed to members. George has volunteered to review the cards and suggest improvements. A pin-drop sharing option is being added to WhatsApp. It was also recommended that more street signage throughout the community and signage on individual houses be made visible to assist emergency services in navigation.

Water – Executive Committee:

The Oomapas account has been transferred to the new association. When that took place, the officers were advised that the early-payment discount was no longer available to businesses; however, Aron Brown said there is an opportunity for negotiation and he would assist the officers with the request. At this time the metering project is on hold until that discussion can take place.

OLD BUSINESS**Vehicle for Choya police officer:**

The police department has provided a vehicle for officers in Choya so the Board is no longer looking for a vehicle to purchase and donate.

Additional Information regarding police station: Three officers are now assigned to patrol Choya in rotation. A work crew has cleaned up the station. Paint was provided by the Vecinos Association and the exterior and office have been repainted. Motion sensor lights have also been ordered and will be installed.

Emergency Services agencies are discussing the placement of an ambulance at police station to shorten the response time to Sandy Beach, Competition Hill and the nearby desert.

Starlink at Community Center: Starlink kit and service have been ordered and should be in operation at the board's April meeting.

Funding hardware for Starlink at police station: The officers had requested help with Internet service but after consideration, the Board agreed to leave that decision and expense up to the Police Department.

Request for speed bump on Tiburon: The board is not convinced of the value of speed bumps but will consider allowing homeowners to fund them on a case-by-case basis. At this time, the board would like to see if the increased police presence and signage will help deter speeding. It was mentioned that if individuals want to maintain the existing speed bump, they are welcome to clear the sand build-up.

Administrative Assistant: After interview with four applicants, the Association has contracted with Andrea Rivera to serve as administrative assistant to the Board. She was introduced to everyone at the Board meeting. She will take on the administrative tasks that Lew has handled for the last several years and be onsite at the Community Center three mornings a week so members can easily use the Center. The office at the center is expected to be ready for her use in early April. We look forward to getting to know her.

Bonding of Board Members: The process is underway to bond, or insure Board Members against errors and omissions. The expense is approximately \$800/year to cover the seven Board members, the contracted accountant, attorney and administrative assistant.

Proposed Community Improvements to be funded by pre-paid assessments:

Secure the community center property: Once secured, new doors and windows are needed. And Mini-splits are being considered for both heat and cooling: A survey needs to be performed to determine potential community center usage during the summer.

Revitalization of horseshoe courts: Usage of courts questioned.

Pickle Ball Court Improvement: A new net will be ordered which can be stored in the Library. Charli is looking into cost to install fencing along court to prevent ball from going into street.

Power Poles: The Board is collecting photos of downed power poles throughout community and will request CFE to remove them. Members are asked to notify Charli if there is a pole still remaining in their areas.

NEW BUSINESS

Termite treatment is to be performed this week at \$459 for office only.

Roof and ceiling repair: Gabi is addressing the ceiling and roof repair.

Mini split: \$4700 pesos for a 1 ton heat and cool unit. Currently purchasing for office only.

Reupholstering of office chair: Has already been completed at a cost of \$40.00 U.S.

New Light fixtures will be part of the office remodel.

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

Next Meeting: Saturday, April 12 at 9 a.m. in the Community Center.