

Minutes

Board meeting

DATE

February 15, 2025

TIME

9:00 a.m.

MEETING CALLED TO ORDER BY

Charli Keller

IN ATTENDANCE

Charli Keller, Lew Felton, Aron Brown, Kim Moore, Christina Corral and Shelly Callaway via zoom.
SelinaJo Welle not in attendance.

APPROVAL OF MINUTES

The minutes from January meeting were approved with no changes.

FINANCIALS

Wells Fargo old checking account: \$138,560.98

Wells Fargo new account: \$86,450.81

BBVA account: \$6,287.42 (pesos)

Petty cash: \$371.94

Total cash on hand: \$231,671.15

SERVICE REPORTS**Community Center – Executive Committee**

- Board is continuing to research proof of previous payment of \$25,000 towards community Center property to finalize transfer from Sandy Beach Resorts.
- Board will look for a task force to investigate plumbing issues.
- Board will arrange to have Starlink Internet installed at the Community Center. A motion was made, seconded and unanimously approved to spend up to \$500.00 for satellite equipment and up to \$75 monthly for service.
- Board will research replacing the TelMex phone service with a voice-over-internet system at a savings.

Research needs to be done to find options for sealing the community center floor for ease of cleaning.

Litter Control – Dot Freeman

Dot was not able to attend the meeting but members reported on the Community Cleanup which took place on Feb. 14. A considerable pile of litter was gathered by volunteers and removed by Zofemat workers. Additional monthly cleanup campaigns will be scheduled. Watch for e-mail or WhatsApp announcements.

Membership – Cristina and Lew

To date, the membership sits at 315 members, but membership applications and dues continue to come in. The Vecinos operating budget relies on membership dues. The Association will need to increase membership to 550-600 to match expenditures.

It was suggested we invite members, past members and non-members to a meet-and-greet to discuss concerns and what non-members would like to see happen for them to recommit to membership. A date for the first meet-and-greet will be determined to coordinate with local events.

The Board members will continued the effort to reach out to property owners, sharing the vision of the Board for Choya, the benefits of being a member and how their membership can help reach community goals. There was a request that all members reach out to neighbors and encourage them to join the association. Also, to promote how increased membership would help improve our community and benefit everyone.

JJ's Cantina has agreed to become a member. The cantina has a big impact on traffic. Their membership will help with road maintenance, litter control and other impacts their business has on the community. Membership fee for businesses will be based on parking spaces, capacity and hours of operation.

Parks and Environment – Charli Keller

The Memorial Tree program has been very well received. The addition of 20 trees to the park created a need for regular landscape maintenance and monitoring of the drip irrigation system that was provided at no charge to the community by our neighbor Billy Stevenson. It was recommended that the Association contract with Avalos Landscape Service, a registered business in Peñasco, for their crew to provide two hours' work per week for park maintenance and weed control on the Community Center property. A motion was made, seconded and unanimously approved for an expenditure of \$150 a month.

Rental/Realtor Relations – Aron Brown

Aron Reached out to Realtors who were unaware of Choya membership and some have already corrected their information for buyers.

The association needs to encourage owners of rental properties to pass on information to their guests regarding trash, beach usage, noise curfew, emergency contacts, etc. If agreed to by owners, we would like to see information in every rental with a request for compliance with community regulations to create a friendly relationship with the renter. Members Caroline Hart and Vicky Wright agreed to serve as a task force to immediately draft a form for use by rental owners. Caroline and Vicky will attempt to meet with each owner personally. Emphasis was placed on the importance of owners of rental units to having a trash sticker and enough cans available to their renters.

Roads – Executive committee

Roads are an-ongoing issue and the Association's biggest expense. Charli and Pat Sledge met with Juan Meza, an engineer at SBR, to discuss road maintenance, improvement and the grading schedule. Aron Brown said that SBR had a map that shows the route for grading the primary and secondary roads. Members Pat Sledge, Ken Hart and Steve Boyd have agreed to serve on a Task Force to evaluate the grading route and schedule, then to meet with Juan Meza to determine the most efficient use of the grader's time and the Association's funds.

At the January meeting, neighbors on Tiburon requested approval for installation of a speed bump. At least four speed bumps have been placed in the community but they have not proved to be very effective. The sand eventually piles up, diminishing the bump, and the bumps attract rather than deter the off-road vehicles. It is agreed that alternative methods for speed reduction need to be considered. It was suggested that speed limit signs with the violation fee might help but concern was voiced that there may be no enforcement. Many signs in Choya are home made. Official signs for speed limits, dead ends, no beach access, etc., might have more impact on drivers. A meeting will be scheduled with the police chief to discuss solutions.

Security and Emergency Services – Kim Moore

Lew to schedule a meeting with the new police chief to discuss traffic enforcement options.

Water – Executive committee

A Mechanical metering system with a cost of \$8,910 has been agreed upon as the best direction for the Community. It would give the association control of the standpipe and ensure bills are paid. Expense to come from prepaid assessment money. It was suggested that the Board consider a possible price discount for members in good standing.

A business agreement with SBR and the Vecinos Association for use of the land where the truck drivers park and the standpipe is located needs to be finalized when the minutes of the General Assembly are recorded in the city.

NEW BUSINESS

Aggressive stray dogs - It has been brought to the attention of the board that some neighbors are concerned that some of the stray dogs around the water station are being aggressive. Agreed it is best to distribute to members the contact information of local animal rescues. Also to make members aware that animals picked up by the city will most likely be euthanized.

Vehicle for Choya police officer and station repairs – The Board is currently looking for a small 4-wheel drive vehicle for the community's police officer. It was recommended that a stipend for the officer be discussed at March meeting. A garage door is also needed on the police station to secure the two vehicles.

Recruiting Administrative Assistant - The decision has been made to contract with an assistant for the Vecinos Board. Position would require the person to work three hours a day, three days a week including Saturdays and two other days depending on the activities scheduled. Compensation would be \$10 per hour. The candidates will preferably be fluent in both English and Spanish.

Rental of Community Center – The Board discussed rental of the Community Center and whether it could be rented to non-members to generate income that would help offset the expense of services in Choya so membership fees could be kept low. It would be necessary to assess plumbing, and the septic as well as kitchen facilities. Rental fees could be determined once comparative facilities and fees are known.

Abandoned boats/cars – Two lots in Choya are badly cluttered with abandoned vehicles – one with boats and one with cars and trucks. Ownership of the lots was discussed but it was determined that it is not in the Board's authority to demand removal. At best the Board could assist members in locating the homeowner so they could request removal either by the owner or by the city.

Security Initiative - Lew is in the process of having a large QR code made to be placed on the side of the police station that will link people to a map of Choya to make it easier for visitors and emergency services to locate homes.

Entryway Eyesore - The Board discussed a problematic area near the police station where dirt and rubble has been piled up to prevent vehicle traffic from passing from Avenida Calamar to Calle F. This blockage makes it necessary for traffic to pass by the police substation which is advantageous but it is an eye sore. The Board will explore options to create a more attractive barrier that will serve the purpose.

ADJOURN

The community was thanked for their attendance, support and input. A motion was made and seconded to adjourn. The next meeting will be on Saturday, March 15 at 9 a.m. in the Community Center.