



Board Meeting Minutes - April 12, 2025

Call to Order: The meeting was called to order at 9:00.

Attending: Charli Keller, Lew Felton, Kim Moore, Cristina Corral, Shelly Callaway

Unable to attend: Selina Jo Welle and Aron Brown

Approval of Minutes: There was a motion to accept March minutes by Kim Moore and second by Cristina.

Treasurer's Report: Financial recap was read, reports and bank statements are attached and posted to the Vecinos website. Total cash on hand is \$246,018.04

Membership Report: The member count as of this meeting is 455. There are 53 members who previously paid but have not paid in 2025. Another mailing will be sent to non-paid members. A number will be made available to contact Charli directly for questions or assistance. Rebekah will be going to owners' homes to attempt to make contact and encourage membership.

COMMITTEE AND TASK FORCE REPORTS

Community Center – Executive Committee

Brian Ray, a Cholla resident, has completed repairs to the big fridge.

Office is upgraded and ready for us by Andrea, our new administrative assistant.

Mike Samitz (a Cholla resident) has installed the equipment and has the Starlink system up and running in time for the Board meeting.

Litter Control – Dot Freeman

Dot is unavailable until the Fall to organize Cholla cleanup. Cristina has offered to step up and organize a cleanup for April 26. Andrea will be in the office to distribute bags and gloves.

Park and Environment – Charli

Irena and Joe have volunteered to work on the pickleball courts enhancement task force and have requested help from any members with PB knowledge to also join. The PB net has arrived and is being stored in the library. Code to the library is #112025# and when leaving press # to lock. There was a proposal to install 8-foot high deer fencing around the court. The screen will need to be delivered in the states and brought to Cholla, and installation will begin once it is here.

Because of the popularity of Corn Hole vs. horseshoes, Susie Flinn has suggested converting horseshoe pits into a beach volleyball court. The idea was well received but will be tabled until the Fall.

Rental/Realtor relations – Aron Brown:

Vicki is developing a handout/booklet to be offered for placement in rental properties in Cholla. Booklets will contain information on water delivery, trash pickup, local businesses and emergency numbers. It will also include community regulations on curfew, fireworks and dog feces removal.

At this time, there is no update from Aron regarding Realtor relations.

Roads – Pat Sledge, Ken Hart, Steve Boyd and Bill Hensler:

The task force recommended that a test area from the south end of the paved portion of Calle F to the first bend in the road, be topped with a caliche mix (similar to that being used at Las Conchas) to see how it holds up. The cost would be \$3,415.66 U.S to put a 6-inch overlay, 210 meters long and 8 meters wide. Motion by Kim Moore to accept and seconded by Lew. All members are in favor.

Security and Emergency Services – Kim Moore:

Kim stated they have nothing to report at this time.

Water – Executive Committee:

The Oomapas bill for March was forwarded to the Board by Kathy Barnard. Charli contacted Ramon to ask for payment of the money due which included a past-due balance plus the March charge. When she did not hear from Ramon, Charli paid the total past due amount of \$7600 to ensure the continuation of water service. Ramon is collecting the money from the drivers for that bill, which will hopefully be paid back to the Association before the April bill arrives.

The board is going to revisit the metering system previously discussed. Benjamin Brown had also shared information with Charli about a 30% increase because of high demand. It is in effect March through September.

OLD BUSINESS

Starlink at Community Center:

Mike Samitz has installed the Starlink system, router, booster and battery backup. It was suggested that the Telmex phone and Internet be discontinued. The password to the Internet is currently ClubHouse2025.

Bonding of Board Members:

As of this meeting the required documents have not been received from Mexico City.

Securing property:

The Board is still investigating resources to prove the previous payment of the \$25,000 to Sandy Beach Resorts for the balance due in the purchase of the Community Center and parking lot. Significant Community Center improvements are on hold until the property is secured and rental of facility necessitates their improvements. As a reminder, use of the Community Center is free to all members. A small cleaning deposit is required and will be refunded if the club house is left in good order.

NEW BUSINESS

No new business at this time. Charli thanked all volunteers for their time.

Adjournment: A motion was made at 9:52, seconded and unanimously approved to adjourn the meeting.

Next Meeting: Saturday, May 17 at 9 a.m. in the Community Center.