



Board Meeting Minutes - May 19, 2025

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

Attending: Charli Keller, Lew Felton, Cristina Corral, SelinaJo Welle, Shelly Callaway

Unable to attend: Aron Brown and Kim Moore (due to Zoom issues)

Approval of Minutes: A motion to accept March minutes by SelinaJo and second by Cristina was approved.

Treasurer's Report: Financial recap was read, reports and bank statements are attached and posted to the Vecinos website. Total cash on hand is \$253,245.76

FINANCIALS:

Bank balances as of April 11, 2025

Wells Fargo Checking:	\$232,408.72
BBVA Mexico Acct.:	\$ 6,287.00
Petty Cash (pesos & US):	\$ 70.00
Intercom combined:	\$ 7,548.54
TOTAL CASH ON HAND:	\$253,245.76

The Board is in the process of transferring the BBVA account to Banco Intercom. Mike Dugan is the only signer of the BBVA account and his signature is required to transfer money and close the account. BBVA is requiring Mike to sign in person and will not accept electronic transfer of a business account. Mike is currently out of town and will complete the transaction when he returns to Cholla. A motion by Cristina to accept the financial report, was seconded by Shelly. All approved.

COMMITTEE AND TASK FORCE REPORTS

Community Center – Executive Committee

A bi-weekly exercise class on Tuesday and Thursday has had a great turnout. The center belongs to the Association members and it can be utilized for many more activities, i.e., card games, classes, dances, group meetings, etc. Andrea is at the center three mornings a week. If anyone wants to schedule an activity, they can speaking directly to her. Laurie Weber has placed a lock box near the patio entrance. Members who would like to use the center can notify the Andrea or Board members and be given the lockbox combination.

Mike Samitz suggested a mortise lock to be installed on the door which has a keypad built-in. This would eliminate the need for a lockbox. Charli and Mike to meet after the meeting to discuss this option.

Litter Control – Dot Freeman

Dot Freeman is still unavailable to help organize cleanup activities. A volunteer is needed to arrange the next one. Two new barrels have been painted by Jennifer, one specifically for recycling aluminum cans. This is to

give everyone a place to put their collected cans so they do not leave them outside their homes to blow around the community. Joe Wright is willing to help with installation and securing of the cans to prevent their disappearance.

Membership – Cristina, Lew and Andrea

Andrea has been keeping the database up to date and recording memberships and sending out documents.

There is currently a recruitment effort going on with a Welcome to Cholla brochure at Xochitl's. An e-mail was also sent to 62 owners who paid in the past but have not for 2025. There has been a good response. There remains around 42 who possibility do not use email so we are now planning to mail letters in hopes of gaining their membership. Rebekah is also going door to door speaking with people about membership.

Andrea reported that there are 484 members paid. We are getting close to the five hundred-member goal. The board is very happy with the response from members. There was a point we were down to 300 members. People appear to be pleased with the changes that have been made and are eager to help. You are encouraged to speak to your neighbors and newcomers about the community efforts and encourage them join and be heard.

Park and Environment – Charli:

Irena and Mike Samitz are interested in helping with the pickleball courts. It is the intent to try to have the pickleball courts ready when the weather cools. As a reminder there is no electricity in the park so there will be no lights. A beach volleyball court is also being investigated and that will also be tabled until September or October.

Rental/Realtor Relations – Aron Brown:

Aron had contacted the Realtors and let them know about the Vecinos Association and encouraged them to advise the Board when property in Cholla changes hands so buyers can be informed about the Association and welcomed. Aron had expressed concern that the pamphlet Vicky and Caroline have been working on might cause owners of rentals to feel they were being told what they could do with their property. This concern was addressed and it is felt we should continue with this project, with the emphasis of the pamphlet being welcoming and informative, not punitive. A suggestion was made to send the pamphlet to everyone in the community so no one feels targeted and all have the information about how services work in the community and available resources.

A concern of the abandoned building (old social club) was presented. The property is owned by Gus Brown. The board is planning to arrange a meeting with him to discuss possible options for cleaning up the property due to safety concerns.

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

Bill and Ken of the task force have been on the grader route to assess where we are overdoing, underdoing and areas that require serious repair. They are isolating the really bad areas and starting there. The main problem is the sand creating washboards. A test area of caliche has been installed and is being monitored for six months to see how it wears and if heavy rain will be a problem. That will determine if it is worth continuing with caliche overlay throughout the community.

The grader may not be on every street twice a week as in the past once the task force presents its findings and recommendation to SBR. The hope is to concentrate on areas of greatest concern. If any member has an issue, they can send a message to info@vecinosdelacholla.org. Charli, Lew and Andrea monitor this email regularly and will make sure the task force receives the email and can address the concern.

A concern about the rock near the police station was brought by a member as a danger to cars. Charli has spoken with Juan Mesa from SBR about the possibility of jackhammering the rock. He stated that they have attempted to use their heavy equipment to break it up, to no avail.

Security and Emergency Services – Kim Moore:

Another email will be sent to property owners with all the important emergency numbers as well posting them at the Community Center. The QR code to be placed at the police station is still being fine-tuned. It has also been suggested the QR be posted at the boat launch site.

Water – Executive Committee:

The Board received a new bid from SBR for a five-valve meter system and the price is \$7,243. It can be ready by July. Board voted to approve moving forward with the project.

OLD BUSINESS

Starlink at Community Center:

Starlink is installed – Public access Username: CBHOA Password: ClubHouse2025. Username to be changed to remove HOA. Cholla does not have an HOA so any reference to an HOA needs to be removed.

Speed Bumps:

There has been a request for a speed bump on Tiburon and Ave Ballena. There are concerns about their effectiveness. The Board will continue to work on this issue with the Roads Task Force.

Bonding of Board Members:

No update at this time from Portugal Insurance.

Community Improvement Recommendations:

- Securing the community center property is a top priority. There is a meeting with Gustavo next week. The cost to fuse all properties into one and get title will be approximately \$12,00 to 15,000 . The property needs to be in the association name as a non-profit. First the Association and SBR need to finalize the sale of the lots, which has been pending since 2006.
- The board will be obtaining a bid for doors and windows and for applying a heavy, reflective tint to the arched glass areas surrounding the windows.
- Converting horseshoe pit into volleyball court. This project will be revisited in September.

NEW BUSINESS

After Steak Fry many members requested air conditioning to clubhouse. The area is approximately 2,000 square feet and four two-ton mini splits should work efficiently. The cost installed will be \$2,152. This includes a two-year warranty on parts and six years on compressor. It was decided to obtain two more bids and also get quotes for the electrical work. Bids will be reviewed and voted on at the June meeting.

A community garden was suggested by Mike Welle. The logistics of this were discussed. Selina will discuss with Mike putting together a committee to determine costs, tank placement and usage and placement of the garden.

Mike Samitz suggested putting a Starlink system in the police station as a kind gesture from Vecinos. This was discussed at a previous meeting. It was felt distributing the direct dial emergency numbers to members would be a better approach. This can be reconsidered at a future time. In the meantime, Lew will obtain a bid for new creating new refrigerator magnets for quick access to the emergency numbers.

A question was raised about the garage door for the police station. Charli is going to have the emergency services committee speak with emergency service personnel to see if they are really interested in posting an ambulance in Cholla. A suggestion was then made for a volunteer emergency team in Cholla. There are many former first responders who might be willing to volunteer. The emergency committee will also address placement of an AED unit.

Thank you to all those who attended and our sincerest apologies to those who attempted to sign in to zoom.

Adjournment: A motion was made at 10:15 and unanimously seconded to adjourn the meeting.

Next Meeting: Saturday June 21 at 9 a.m. in the Community Center. There will be no meeting in July or August, but members can contact Charli through the Vecinos e-mail: info@vecinosdelacholla.org with any concerns or suggestions.