



Board Meeting Minutes June 21, 2025

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

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

Unable to attend: Kim Moore and Aron Brown

Approval of Minutes: There was a motion to accept March minutes by SelinaJo and a 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 \$238,831.86

Membership Report: The member count to date is 543, it was the goal to reach 500. Our membership recruitment volunteer, Rebekah, will be temporarily unable to continue her work encouraging residents to join Vecinos membership due to an upcoming medical procedure. Anyone who would like to step in for the summer can contact the Board. Total dues collected to date is \$70,174.79. Expenses for the month were higher than average due to caliche test road and water pipe installation expenses.

COMMITTEE AND TASK FORCE REPORTS

Community Center – Executive Committee

- I. Bid for window tinting - \$490.
- II. Window replacement – Two bids, one from Lowery glass was \$12,503 (due to the need to import the glass and the expenses involved). Santana glass bid is \$1,519 for the 8 windows. Aluminum frame and quarter inch glass.
- III. Door replacement – Four doors total, two single \$1113, one double \$1,077 and one with side panel \$720. Total cost to do all windows and doors is \$4,449 plus tint \$490 for a total of \$4,939. The board voted to complete the purchase with Santana with caveat that a signed warranty is included.
- IV. A new oven thermostat for commercial oven is needed – with import duty, the cost is \$577. Motion by Lew, to accept the expenditure. Accepted by the board.
- V. Extending step to community center patio stage: The 4-inch deep step is a hazard that needs replacement. Charli spoke with Gabi and he quoted \$616. Concern was mentioned that the cost is a bit high. Project will be tabled until another bid is obtained.
- VI. Four 2-ton mini splits (heat and cool) installed for \$2152 or 3 3-ton at \$3,000 – Bids were from Muebles Coloniales. The Board and the attending Vecino members agree that air needs to be installed into community center for future events, i.e., club meetings, game nights, exercise classes, etc. Motion made by Cristina to purchase four 2-ton units, second by Lew. All Board members in agreement.

- VII. Installation of 220 electrical power for the mini-splits. Two bids were received. The first bid is from Francisco, a certified electrician, for \$813 and a second bid from IGIT is for \$1485. Motion by Cristina and a second from SelinaJo to accept bid from Francisco. All members in favor.
- VIII. Summer community activities – The agreed-up improvements will allow for increased summer activities.

Park and Environment – Charli:

Two 150-foot rolls of nylon netting, 8.5 feet high, have been purchased to create a fence around the pickle ball court. Approximate 10 poles need to be purchased and installed. We are hoping to get this project completed over the summer to be enjoyed this Fall.

New stop signs have been installed at the police station. A local sign company was used at a cost of \$40 per sign. Two 30” and three 24” signs were purchased. The board is also looking at purchasing dead-end signs for Choya. A member suggested the signs be in both English and Spanish and possibly signs that indicate that there is no beach access. Charli is investigating the purchase and locations for the signs.

Water concession – Executive Committee

Fifty percent (50%) has been put down to install the water meters with the remainder due July 1. Previously, access was based on an honor system and was difficult for the person charged with collecting the fees to know what each driver actually used. Often the drivers did not have the funds when it was time to collect them, putting it on the service manager to cover the expense in order to prevent the water from being turned off. The bill is now coming to the Vecinos’ email, but it cannot be broken down into what each driver has used. Five meters are being installed so each driver has his own, with locks being provided by the Vecinos. These locks and keys will have a stamp identifying which driver it belongs to and the association will hold duplicate keys. This will allow the association access to the total amount used and the amount drawn by each driver. An additional lock has been purchased that can be placed on a driver’s meter should he not make his monthly payment. All drivers have been informed, and they have been asked to sign a form showing they have knowledge of the new system.

Community Cleanup:

Grabbers, bags and gloves have been purchased to be used for cleanup. They can be picked up at the community center, during office hours – Tuesday, Thursday and Saturday from 9 to noon.

A member voiced a concern that the panga fishermen throw their garbage over the side of their boats and wanted to know if there was any recourse that could be taken by Choya. The monitoring of these boats is done by Conpesca. The community can only provide barrels in the area but can’t control this.

Rental/Realtor Relations:

A rough draft of the visitor information pamphlet has sent to Board members for review. It contains emergency contacts, trash and water advisories, information on local businesses and more. There is still some fine tuning to be done. When completed, it will be distributed to all households, with a note asking homeowners who rent their properties to post the information in location easily accessible to guests.

Roads Task Force:

The caliche test area has shown mixed results. It did provide a more solid base, less likely to washboard. However, Choya received heavy rain a few weeks after the installation and the road became a slippery mud bog with cars fishtailing and spinning out. The task force is researching a plan for better drainage. They believe a gutter along the test area, draining toward beach, would be the most efficient method to prevent water buildup on the road. They are also looking at adding river sand, which is used locally under asphalt, over the caliche test strip. In time, it should work in and extend the life of the road. The task will continue to monitor the test area before deciding if this is the best method to use on additional problem areas.

We currently spend \$4,060 monthly for the grader to maintain the roads. Not all roads need to be graded weekly. The task force is working on determining how often each road should be graded to make the most efficient use of the grader and the money spent.

There are some areas in Choya that have pretty big dips that could benefit from adding this mix of caliche and river sand and the task force will determine how well they hold up to traffic. The large rock near the police substation continues to be a problem, narrowing the passage, and may need to be removed. The task force is currently looking for someone to jackhammer and remove the rock.

Security and Emergency Services:

On June 9 a break-in was reported on the WhatsApp Police Alert Group and in 8 minutes Juan Pedro had the intruder in cuffs in the car. On June 20 vandalism was reported on Pelican Point. Also within 8 minutes it was investigated and reported back to not be vandalism but repair work by the owners. These two recent neighborhood watch notifications illustrate how valuable the group is and how important it is to limit the conversation on that site to emergency situations.

OLD BUSINESS

Safe Investment of funds update:

Joe Wright is researching possible methods to safely invest some of the money held in the Wells Fargo account. We are going to table this subject until the September Board meeting.

Community garden:

We currently do not see how this can work logistically. If someone would like to draft a proposal and bring it to the Board we would entertain the idea.

Community Center property acquisition:

This situation has been ongoing for 20 years. Initially it was determined that the property could be purchased by the community from SBR for \$125,000. An initial payment of \$100,000 was made and SBR has a receipt of this payment from 2005. The remaining \$25,000 was to be paid within a year. Minutes from that time show that a check was written and given to Pete Peterson to deliver to SBR. Because he initiated the original purchase, they wanted him to finalize the deal. However, there are no association or bank records to prove this payment was made. Wells Fargo records only go back seven years and we have been unable to find any records associated with the payment. There is no canceled check and SBR has no record of this payment. In addition, the previous Board put a portion of the property in a bank trust instead of titling it to the Vecinos which is a Mexican entity. Now that portion must be removed from the trust and merged with the other lots as one property.

In 2021 Mike Dugan met with Gustavo Brown who agreed to write a letter of instruction to the bank to begin the transfer process. However, he was not comfortable with the status of the original Vecinos association so Dugan began the process to form a new association. That was completed under President Pat Sledge in 2024 and everything is now being done according to Mexico law and regulations.

There was also an issue of a portion of land that was outside of the original meets and bounds of the property. The cost to rectify and acquire that piece of land would be \$7,200. The original \$25,000 debt had also accrued interest over 20 years to a cost of \$45,750. The total owed would have been \$77,750, however, Gustavo Brown offered to settle for payment of the original debt of \$25,000 and \$5,000 for the encroached upon land. We can complete this purchase now at a cost of \$30,000. The closing costs would be an additional \$27,000 through SBR, but it is felt that this is a conflict of interest. The Board will have the Associations attorney Rogelio Frenear review the documents and handle the closing.

The property is the equivalent of approximately 10 Choya lots and has the additional value of the building. The current value of the property in total is approximately one million dollars. The decision was made to put the \$30,000 in escrow and notify SBR that it is in escrow and we are ready to pursue the finalization of the deal. Motion was made to put the \$30,000 in escrow and move forward with this project. The motion was approved by the Board.

NEW BUSINESS

Desalination Plant Proposal:

Juan Mesa met with Charli regarding a proposal by a company named Aqua Rocaportense to build a desalination plant near Sandy Beach. The company is conducting a feasibility study and seeking the necessary permits to build a plant. The plant would have an initial capacity of 5 to 50 cubic liters per second expandable to 100 cubic liters per second. Cholla currently uses 2.5 cubic liters per second. Puerto Peñasco water wells are currently working at maximum and 2,000 new units are expected in the next 5 to 7 years. Agua Rocaportense is asking entities to sign a non-binding letter of intent indicating an interest in possibly using the desalination plant. Signing the letter does not create any obligation or commitment. It is simply an expression of interest once the costs and terms are defined. The letter would show investors that the project has a real demand. The letter is being distributed to all projects within the Sandy Beach resorts area. The paperwork provided by the company will be forwarded to our attorney for review.

Rectification Explanation:

A Choya property owner asked for an explanation of the need for rectification of Choya lots when property own transferred. Although this is outside of the Association's area of service, Charli will meet with Gustavo Brown for a full explanation and report back to the Board and the community.

Other:

A question was raised about the potential of having in-ground sewer. Charli spoke with Juan Mesa about the possibility, and he believes it could be done. However, the cost would fall on the individual homeowners and we are not sure property owners are going to want to foot the bill at this time.

Next meetings will be on September 20, October 18 and November 15. November 15 will be the annual meeting with the election of some Board members and approval of the budget.

Adjournment: A motion to adjourn was made by Lew at 9:52, seconded by SelinaJo and unanimously approved. **Next Meeting:** Saturday September 20 at 9 a.m. in the Community Center.