



Board Meeting Minutes September 20, 2025

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

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

Unable to attend: Kim Moore, Aron Brown and Shelly Callaway

Approval of Minutes: There was a motion to accept July minutes by Selina, second by Lew.

Treasurer's Report:

Wells Fargo Checking: \$201,759.51

BBVA Mexico Account: \$ 6,287.42

- Lew and Andrea will work with Mike Dugan to close the BBVA account

Petty Cash (pesos and U.S.): \$ 318.43

InterCam (Pesos): \$ 62,254.04

Total Cash on hand: \$212,000.00

Approximately 18,000 to 20,000 is available for community improvements. Members are encouraged to email suggestions for additional improvements to info@vecinosdelacholla.org

Membership Report – Cristina, Lew and Andrea

Current membership is 564, exceeding the goal of 500 (32 had paid in 2024 but are not current for 2025). Membership efforts for 2026 to begin in the fall of 2025.

We are still missing 184 Requests for Membership forms from current members. Members who have not submitted their membership request forms cannot vote in the November election. The Board will continue its efforts to collect outstanding membership request forms.

COMMITTEE AND TASK FORCE REPORTS

Community Center – Executive Committee

- Window tinting complete
- Eight windows replaced with aluminum frames and 1/4" tinted glass.
- Four doors that were in poor condition have been replaced.
- Air conditioners purchased and installed with 220 power wiring by Dago
- Oven parts purchased and ready to be installed
- 4-inch step on patio has been extended to full size for safety
- Bi-weekly exercise classes will restart. There is opportunity for other group uses.

Litter Control

Community cleanup tentatively scheduled for September 19. Christina and Mike Martinez volunteered to spearhead the Community Cleanup efforts going forward.

Park and Environment – Charli:

- Pickleball netting purchased, installation has been on hold due to weather.
- The Board is currently looking for poles to install the 8.5 foot netting, labor will most likely need to be hired to install the poles in concrete bases, and attach the netting.

Rental/Realtor relations – Aron Brown:

- A flyer has been created with emergency services information and reminders about tide charts and parking. The flyer has been distributed to all members as well as the rental property owners. The flyer will be resent to members.
- Andrea is in the process of compiling a list of rental property owners and managers to target directly. A suggestion was made by Gretchen Ellinger to also distribute the flyers to brokers who can then pass them on to their agents.
- Cristina suggested installing a holder for flyers at the clubhouse. The Board will explore this possibility.

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

- Upon the return of the task force to Choya a meeting with Juan Meza of SBR will be scheduled to discuss their recommendations for improvement.
- The timing of road maintenance is still being perfected to ensure all roads are maintained properly.
- The test area with caliche has proven problematic when it rains, task force continues to work with new ideas for improving this area.
- It was requested that a speed limit sign be added to the area on Tiburon going up the hill where vehicles speed up. Charli will look into adding a sign to this area.
- Members discussed the issue of problematic rocks jutting out into the road that need removed. The Board is investigating how best to remove them. Consensus was a jackhammer.
- Members also brought up the issue of the speed bump in front of Xochitl's causing damage and noise. The task force will evaluate the best form of action (either removing it completely or making it larger).
- There is an abandoned water tank on the corner of the lot near the park that requires removal. Charli and Lew will speak with Raphael about removing the tank.

Security and Emergency Services – Kim Moore, Joe Moore and George Good:

The board discussed emergency medical equipment and police presence in Cholla.

- The task force has identified the need for an AED (Automated external defibrillator). At issue is the placement of the AED so that it is accessible but secure. The emergency services task force is going to identify a location that is both secure and available to the community. Multiple locations are being considered such as the library, police station or one of the local businesses, Monya's Gym has volunteered to house an AED.
- Kim discussed plans to form a committee of trained volunteers who would be responsible for responding with the AED.

- Charli informed the members that the petition to reassign office Juan Pedro to Cholla was delivered to the mayor. There has not yet been a reply.
- The Board intends to meet with the Mayor and the Police Chief to discuss police presence and traffic law enforcement in Choya.

Water – Executive Committee:

Charli provided an update on the water metering system that has been installed for the drivers.

- Meter system went into effect on August 1, 2025 and is working beautifully. Drivers are pleased and the system is effective. The drivers open their meter, fill their tanks and the usage is recorded.
- Photos are taken of the meters at the beginning of each month, Andrea calculates usage and bills the drivers. Some drivers have proven slow to pay.
- The system is functioning effectively and has simplified the process for the drivers.
- Locking meters for non-payment is an option but a last resort.

OLD BUSINESS

Community Center property:

- Property was surveyed to assure it is in prescribed meets and bounds.
- Thirty thousand \$30,000 U.S. has been paid to Gustavo Brown to cover the balance due plus the area of encroachment. Payment has been made and a receipt was obtained. The total investment in the property is \$130,000.
- Charli and Lew will meet with the attorney Rogelio about representing the Association in the transfer. Several members recommended that the Board work with a Closing Agent to finalize the process, rather than the attorney. It will take a complex legal process to obtain full possession of the property.
- Documents are currently being collected to complete the transfer.
- Estimated closing costs of \$20,000 to 25,000 will be required.

Starlink in Use:

Public access password is – ClubHouse2025

- A repeater has been added to extend wifi coverage throughout the building and the patio.

NEW BUSINESS

Board Workshop:

A workshop is scheduled for Oct. 17 from 11 to 1 to set the budget for 2026, and discuss any amendments to the constitution. The Community Center will be open if anyone wants to observe, however no comments will be heard. No votes will be taken at the workshop and if additional research is required, Board members will be advised of the results by e-mail.

Investment of reserve funds:

- The board has agreed to set aside \$100,000 for emergencies.
- The possibility of investing the funds to earn interest is being reviewed. Mike Reiner, a Vecinos member and Wells Fargo Banker, will meet with Charli to discuss the options. Mike will also connect

Charli with an investment banker at Wells Fargo to review options and possible tax implications will be explored.

- Immediate access to these funds is a vital component.

Annual meeting and board elections:

The annual meeting is set for Saturday, Nov. 15 in the Community Center with initial call for a quorum taking place at 8 a.m. and second call at 9 a.m. Three Board member seats will be up for election.

- The position of Secretary was a one-year term. Shelly plans to run again.
- Selina will not be continuing in her position as treasurer.
- Members at Large (Cristina, Kim and Aron) are all shown in the annual meeting minutes as having terms expiring January 2026. This was not the original intent of the Board so Charli is checking with our attorney to learn options.
- Members will also vote on the budget and any constitutional amendments.
- Only members who have submitted Request for Membership request forms can vote.

Charli thanked all volunteers for their time and the members in attendance for their input and support.

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

Next Meeting: Saturday, October 18 at 9 a.m. in the Community Center.

Annual Meeting:

- November 15, 2025 at the Community Center.