



## Board Meeting Minutes October 18, 2025

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

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

Unable to attend: Aron Brown

**Approval of Minutes:** A motion to accept September minutes was made by Kim and second by Selina.

### Treasurer's Report:

Wells Fargo Checking: \$167,125.00

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.): \$ 1,075.79

Intercam now Kapital: \$ 1,335.43

Total Cash on hand: \$175,823.58

Approximately \$21,000 of the original \$40,000 set aside for community improvements has been spent.

Some of the big expenses were:

- Adding mini splits to club house to cool and heat
- Installation of 220 power for the mini splits
- Eight new windows and four new doors and tinting
- Caliche test strip on Calle F
- Water standpipe metering system

Members are encouraged to email suggestions for additional improvements to [info@vecinosdelacholla.org](mailto:info@vecinosdelacholla.org)

### Membership Report – Cristina, Lew and Andrea

Current membership is 565. Still missing 176 Requests for Membership forms from current members.

Those who have not completed their membership form can fill one out at the November annual meeting. Membership recruitment for 2026 to begin this fall.

## COMMITTEE AND TASK FORCE REPORTS

### Community Center – Executive Committee

- There are new keys for the Community Center doors – OBSC and CBSC given 3 keys each.
- A keypad lock has been added to the kitchen door – clubs and board members have their own code. The code is Bluetooth so we are able to monitor who comes and goes out of the Community Center. Also, the door can be opened remotely if there is a problem entering the property.

- A calendar is being developed for people to be able to block out time to use the Community Center.
- Bi-weekly exercise classes continue. There is plenty of opportunity for other group uses. Code will be assigned to the group as established.
- The oven thermostat has been purchased. Brian Ray has agreed to install it after the 15<sup>th</sup>.

### **Litter Control - Cristina and Mark Martinez**

Cristina stated that the community cleanup will be announced soon.

### **Park and Environment – Charli:**

- Pickleball netting purchased, a bid has been received for \$1498 for installation which includes the steel poles and concrete for placement. We are still awaiting one more bid. Contractor must be able to submit a factura.
- An additional waterline may need to be installed for the trees at the far end of the park.
- The replacement of community regulation signs is in process.
- Additional speed and one-way signs need to be added in the community.
- We are also exploring the possibility of making the road in front of the mini-mart one way to help with traffic and alleviate accidents during busy times.

### **Rental/Realtor relations –**

- The renter information flier has been resent to all property owners.
- Andrea is in the process of compiling a list of rental property owners and managers.
- We are currently trying to establish the owners who use sites like AirBnB and VRBO.

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

- A revised maintenance schedule is to be presented to SBR.
- We received a bid of \$1,000 to \$1,500 for the removal of the rock on Calle F near the police station. Other solutions are being explored.
- It has been brought to our attention that the caliche in the test strip should have been put down in increment layers along with sand or pea gravel. We are continuing research on best practices.

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

- An AED is now located in the Community Center.
- The task force is looking for residents with a medical background to join an emergency response team. An email will be sent out looking for these volunteers. If anyone is interested, please contact Kim Moore.
- Placement of additional AEDs is still being discussed.
- The task force will be offering CPR and 1<sup>st</sup> aide courses next year.

### **Water – Executive Committee:**

The metering system is working well and is appreciated by the drivers.

## **OLD BUSINESS**

### **Community Center property:**

- The \$30,000 U.S. has been paid to SBR to complete the purchase.
- Legal transfer is in process once documents are secured from the old Vecinos Association.
- Once the transfer is complete, the property will be titled and there will be no annual trust fee.

### **Speed bump on Tiburon:**

The roads task force is still discussing the best way to handle the request for a speedbump on Tiburon.

**Bonding of Board Members:**

- No response has been received from Portugal regarding the bonding of Board members. It was decided to hold off until after the November election when new members are seated.

**Starlink in Use:**

Public access password is – ClubHouse2025

**Community improvements:**

It has been suggested to convert the horseshoe pits into a volleyball court. The board is looking for someone to take on this project.

**Community Center upgrades:**

- The roof currently has a leak that drips into the fryers. The board is in the process of receiving bids to repair the roof.
- The Community Center bathrooms are both in bad condition. Bids for renovation are being accepted.

**NEW BUSINESS****Investment of reserve funds:**

- The Board has agreed to set aside \$100,000 for emergencies.
- The Board is exploring a Money Market account which is currently paying 4.3% interest, can be immediately accessed and is zero risk. The investment could be made before the end of the year.

**SBR paved road proposal:**

SBR is responsible for maintaining the road from Esmeralda to the roundabout where the S. Gustavo Brown statue is located. They get no support from the city. They are asking for 12 entities (the condos, some restaurants and Choya) to share equally in the cost of pavement repairs. The cost to each would be \$7,994. Because the Vecinos currently pay thousands of dollars each year to maintain the public road from the Police Substation to the Reef, the Board voted no on the proposal.

**General:**

- It was brought to the Boards attention that the fishermen throw their garbage onto the beach and into the bay. A Board member will speak to the head of city's clean beach program and ask them to remind the fishermen to use the provided trash cans.
- Exercise classes resume Oct. 28 in the Community Center on Tuesday and Thursday at 9. Classes are free and open to all.
- Laurie Weber reported that the decorated trash can near her house on the Bay was washed away by the tide and needs to be replaced. It was also mentioned that Zofemat does not return the cans to their designated locations.
- Juan Pedro is back and will be asked to brief the other officers on how to use the WhatsApp Cholla Police Alert group.
- Raphael's broken water tank has been removed from the lot by the park.

**Upcoming events:**

- Nov. 01 – Community Meet and Greet from 4:30 to 7:00 at the Community Center with appetizers and live music.
- Nov. 27 – Thanksgiving dinner at Community Center, turkey will be provided. Community is requested to bring side dishes. Details will be posted.
- Dec. 13 – Spaghetti dinner at 5 p.m. at the Community Center, followed by the light parade. A map of the route was requested.

- Dec. 31 – New Year’s Eve party begins at 7 p.m., at the Community Center. Open to all.
- Jan. 01 – College football open house.

Charli thanked all volunteers for their time and the members for attending.

**Adjournment:**

A motion to adjourn was made at 10:20 by Kim, seconded by Cristina and all members approved.

**Next Meeting/Annual Meeting:** Saturday, Nov. 15 at 9 a.m. in the Community Center with the annual election of Board members and approval of budget for 2026 and any changes to the bylaws.