



Board Meeting Minutes November 15, 2025

Call to Order: The meeting was called to order by Charli at 10:04.

Attending: Charli Keller, Lew Felton, Cristina Corral, Shelly Callaway via zoom

Unable to attend: Aron Brown, SelinaJo Welle and Kim Moore

Approval of Minutes: A motion to accept July minutes was made by Cristina and a second by Lew. Minutes were approved by all.

Financials:

Wells Fargo:	\$159,261.63
BVVA:	\$ 6,287.42
Petty Cash:	\$ 806.00
Kapital Banco:	\$ 1,212.18
Cash on hand:	\$167,567.20

Of that amount, \$100,000 will be placed in a money market. This money is readily available for emergencies that may arise. We will carry over the balance of the 67,567.20 after December expenses, into 2026.

Membership Report – Cristina, Lew and Andrea

Current membership is 566. Still missing 174 requests for membership forms from current members.

COMMITTEE AND TASK FORCE REPORTS

Community Center – Executive Committee

- An AED has been placed in the community center. This placement was chosen because the largest gatherings occur there and it is centrally located. An additional AED is being considered for placement in JJ's. A WhatsApp group, similar to the police alert, could be created so members can request assistance.
- There are new keys to all external doors. OBSC and CBSC and officers have been issued keys which will unlock the doors from the outside. There is a key just inside the kitchen door to unlock doors from the inside. Others who wish to use the facility can request a keypad code to unlock the kitchen door.
- Irina is hosting free, full-body exercise classes on Tuesday and Thursday at 9:00 a.m. for all levels.
- The new thermostat will be installed in the oven prior to Thanksgiving.

Community Cleanup - Cristina and Mike Martinez

No cleanup is scheduled at this time.

Meet and Greet - Cristina

The meet and greet was successful and neighbors appreciated the gathering. The hope is to have an annual, if not semi-annual, social in the future. Cristina, who organized the event, thanked the restaurants, Mr. Fish Taco, Xochitl's, Oyster House, JJ's Cantina and Armando's BBQ, that provided food at no cost to attendees.

Park and Environment – Charli:

- Volunteers and paid workers are preparing to install the pickleball netting. The intent is to have this completed by the end of the year.
- Charli is in the process of replacing community regulation signs.
- Landscapers have been paid to remove and haul away vegetation that blocks roadway line of site.
- There are many overhanging trees in the community. A bid of \$425.00 has been received to clean up these trees and any remaining obstructive vegetation. A motion was made by Lew to accept the \$425.00 bid seconded by Cristina and approved by all.

Rental/Realtor Relations:

- Andrea is still attempting to contact individuals who rent their properties through Airbnb and VRBO so we can send them a flyer explaining community regulations, tides, water and trash details, and local businesses. If members have contact information for renters, please contact Andrea.

Roads – Ken Hart, Bill Hensler, Bruce McLean:

- The task force has been researching best practices and had a conversation with Dave Stewart who ran the grader for 16 years in Las Conchas, he has given the task force additional insight.
- The grader is down and requires extensive repairs. In the interim SBR has been dragging a tire through the community and it has been working extremely well. Bruce also designed a drag with multiple tires in a triangular form. The task force plans to speak with Juan Meza of SBR about the triangular drag system in lieu of the grader which seems to be less effective.

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

- Three officers are on the Choya Police Alert WhatsApp group. Our current officers are Juan Pedro Andre Semayo, Pedro Canastill.
- Juan Pedro requested that all Choya residents be reminded to slow down and obey all traffic laws. The speed limit is 20mph. He has been issuing warnings but has been advised to begin handing out tickets.
- Charli and Lew will meet with the police chief after the first of the year to discuss traffic and security.

OLD BUSINESS

Community Center property:

- Lew is working to secure certified copies of the original articles of incorporation and original certified copies of bank trust to complete the transfer.
- Now that new members of the Board have been installed, we will proceed with bonding the Board members and Andrea bonded.
- Future Community center improvements to be funded by prepaid assessments:
 - a. Convert horseshoe pit to beach volleyball court

- b. Roof repair
- c. Bathroom remodel

NEW BUSINESS

Proposed Procedural Revisions:

- A quorum for voting was not established in the constitution. A motion was made by Cristina and seconded by Lew to designate that four members constitute a quorum. All members were in favor.
- A motion made by Cristina and seconded by Lew, that attendance by electronic medium be considered valid attendance at the Board meetings. All members were in favor.
- A motion was made by Cristina and second by Lew that any Board member who misses three (3) or more consecutive meetings, can be removed from the Board by a simple majority vote. All members were in favor.

General:

- A motion was made by Lew and second by Cristina to invest \$100,000 currently sitting in Wells Fargo checking, in a money market account that currently pays 4% interest. All members were in favor.
- A motion was made by Cristina and seconded by Lew to promote Andrea to Community Administrator and increase her hours from ten (10) hours a week to twenty (20) hours a week. She will be working four (4) days a week, five (5) hours a day at a rate of fifteen (\$15.00) an hour, beginning Jan. 1, 2026. All members were in favor.

Water Standpipe:

- System is working great and all drivers enjoy that new method of operation.
- The association had to sign lease agreement with SBR for use of the standpipe property, guaranteeing responsible use of the land and improvements on the land, not assigning rights or subletting, and releasing the lender from liability.
- In 2025 the Vecinos paid meters which ensure an accurate measurement of water used and that our water bill from Oomapas is paid in a timely manner. The water vendors are independent contractors who benefit from equipment and conveniences provided by the Vecinos. The drivers pay nothing for those benefits, the Vecinos must pay for equipment replacement in the event of failure. There was a proposal to add a surcharge to the drivers' monthly bill. After much discussion with members in attendance, it was decided to abandon the surcharge and to set aside fifteen hundred (\$1,500.00) from the budget for an emergency water fund.

Upcoming events:

- Dec. 13 – Childrens' Christmas party sponsored by Cholla Charities, spaghetti dinner at 5 p.m., sponsored by OBSC, followed by the CBSC light parade. A map of the route was requested.
- Dec. 31 – New Year's Eve potluck party sponsored by the OBSC.
- Jan. 01 – College football open house.

Member questions:

- Suggested cameras be placed at the entrance of Cholla. Charli will follow up.

- Use of the Community Center. Usage is available to any member of the Vecinos A.C., at no charge. For large events, there is a cleaning fee of \$100 or \$200 if the kitchen is used. There is no cleaning fee for general use, i.e. exercise classes, game nights, etc.
- Rock removal. There were two bids - one at \$1,500 and the other at \$2,000. This cost was considered too high and alternative will be investigated.

Charli thanked all volunteers and members for their time.

Adjournment:

A motion was made at 11:55 Cristina, seconded by Lew to adjourn the meeting. All members approved.

Next Meeting:

Saturday, December 20 at 9 a.m. in the Community Center.