



Board Meeting Minutes December 20, 2025

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

Attending: Charli Keller, Lew Felton, Cristina Corral, Selina Jo Welle, Kim Moore and new Board member George Good. Unable to attend: Aron Brown, Shelly Callaway

As this is Selina Jo's last Board meeting, we wish to thank her for her hard work as Treasurer and for refining the accounting system for the Vecinos.

Approval of Minutes: A motion to accept November minutes was made by Selina and a second by Kim. Minutes approved by all.

Financials:

Wells Fargo:	\$164,288.67
BVVA:	\$ 6,287.42
Petty Cash:	\$ 30.55
Kapital:	\$ 4,090.50
Cash on hand:	\$174,692.80

Membership Report – Cristina, Lew and Andrea

A notice has been sent advising members that the membership fee of \$150 for 2026 is due in January. Andrea will send out a second notice.

COMMITTEE AND TASK FORCE REPORTS

Community Center – Lew Felton

- Community center kitchen faucets need to be replaced. There are three of them and they are approximately 25 years old. Lew spoke with Harry Luker OBSC president and a plumber, who can get replacements for approximately \$140.00 each. Harry does not charge for labor so the total cost would be \$420.00. Motion made by Lew to have them replaced and seconded by Kim. All members were in favor.
- No roof leaks were observed during the last rain. It was decided to test the area before moving forward with repairs.
- A notice of activities scheduled at the community center will be available on the Vecinos website. Lew is in the process of making changes to the calendar so that it lists each activity. The calendar currently only shows that it is being used but does not indicate the activity.

Litter Control - Cristina and Mike Martinez

- No cleanup is scheduled at this time; a cleanup will be scheduled for April 22 (Earth Day). Cristina will coordinate with the city for this cleanup. Cristina also noted that she has observed residents keeping the areas near their homes picked up which is a great help to the community.

Park and Environment – Charli:

- Memorial tree program – there have been a few problems; the mesquites and a couple of the Ficus trees are struggling to thrive. If a significant improvement is not seen, those trees will be replaced once they become available at the nursery. We also need to take another look at the irrigation system to determine if there is any room for improvement.

Rental/Realtor relations:

- No updates currently.

Roads – Ken Hart, Bill Hensler, Bruce McLean:

- Charli requested a copy of the roads maintenance contract between SBR and the Vecinos. Juan Meza said he has never seen a contract. SBR has now drafted a new contract, and Charli has reviewed it with Ken Hart. We currently pay them \$4,060 monthly or \$48,008 for the year. The equipment operators put in 8 hours per week of scraping and watering on the interior roads of Choya and 36 hours on the public road from the SBR corporate yard to Esmeralda condos. This breaks down to 18% for Cholla roads and 82% public road. They are requesting an additional \$500 a month to continue this service. The task force has begun researching options and will bring a full proposal to the January meeting, including a long-term plan for incremental improvements that would not require grading in the future.
- A bid of \$500 was received from Andy Arvisu to repair the grate in front of Xochitl's. The homeowners on that stretch installed the asphalt and should maintain it. The Board felt that for safety concerns, repair should be made as soon as possible and will work with Andy to coordinate with the homeowners.
- Potholes on the paved road need to be filled. The Board proposed to test some spots with an asphalt patch material from Home Depot and test concrete fill on some others.
- The issue of people draining water from pools, washers, etc., onto the cholla roadways was discussed. An email will be sent to all members advising them that draining their grey water into the roadways causes erosion and general damage to the road, which creates additional expenses for the Vecinos. They will be advised to install a system such as a French drain, to avoid the erosion.

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

- Charli spoke to Waylon at JJ's about installing an AED on the premises and was informed that they already have one on-site. The task force has determined that it would be optimal to have at least four (4) AEDs throughout Cholla. Finding an effective and convenient location is the challenge.
- The four police officer who serve Choya attended the meeting. The Board thanked them for their continued commitment to Cholla and presented each with a turkey as a token of our appreciation.

OLD BUSINESS

Community Center Property:

- The Board has been unable to obtain necessary legal documents from the old association and will need

to pay for certified copies of the bank trust and the minutes of a meeting in 2012 – the only meeting on record at the Public Registry. The cost to the association will be approximately \$500.

Bonding of Board Members

- All members of the Board, and the administrative assistant, need to supply a copy of their passport, residency document and proof of residence (a CFE bill will do) for the insurance company to proceed.

Community improvements being funded by pre-paid assessments:

- Handicap parking – three (3) bids have been received to pour a 4” deep, 20’ x 45’ concrete slab to make the community center accessible to those with mobility problems. The Board voted to accept the bid from Gaby for \$2,900 to complete the job.
- Roof and bathrooms – The plan was to flood the roof to determine if there is a leak before we proceed with repairs. The Board will rely on Lew to seek designs and bids from qualified contractors for upgrading the bathrooms.
- Pickleball installation – Charli is assembling a crew to complete the installation of the netting around the court. It will hopefully be accomplished in January.
- Members are encouraged to email suggestions for additional improvements to info@vecinosdelacholla.org

NEW BUSINESS

Investment of Wells Fargo Funds:

- It was previously agreed to invest \$100,000.00 of the funds in Wells Fargo into a money market account which, at the time, would earn 4% interest. Due to tax ramifications both in the U.S. and Mexico, more research is required.

Upcoming Events:

- Dec 31st – New Years Eve party starting at 7 p.m.
- Jan 1st – Open house college football.
- Jan 6th – Police appreciation breakfast. Looking for help with kitchen, clean up, etc.
- Jan 17th – Winterfest event sponsored by OBSC starting at 6 p.m.

Member questions:

No questions were raised.

Charli thanked all volunteers and members for their time.

Adjournment:

A motion was made at 10:10 by Kim to adjourn the meeting. It was seconded by Selina and all members approved.

Next Meeting: Saturday, January 17 at 9 a.m. in the Community Center.