



## Board Meeting Minutes January 17, 2026

**Call to Order:** The meeting was called to order by Charli at 9:00 and the Board welcomed Rebecca Wicker as our new treasurer and George Good as member at large.

**Attending:** Charli Keller, Lew Felton, Cristina Corral, Kim Moore, Shelly Callaway, Rebecca Wicker and George Good.

**Approval of Minutes:** A motion to accept December minutes was made by Kim and a second by Cristina. Minutes approved by the board.

### Financials:

Wells Fargo:	\$150,782.80
BVVA:	\$ 6,287.42
Petty Cash:	\$ 895.55
Kapital:	\$ 2,431.05
Cash on hand:	\$160,380.82

## COMMITTEE AND TASK FORCE REPORTS

### Community Center – Lew Felton

New faucets have been installed in the kitchen of the community center.

### Litter Control - Cristina and Michael Martinez

Cristina and Michael will get together and coordinate the next clean-up. Possibly the week prior or Mardi gras.

### Membership – Cristina, Lew and Sara

Due to payments of membership just beginning this month, there is no update at this time.

### Park and Environment – Charli

José is still searching for ficus trees to replace the ones that have failed to thrive. He will be placing fertilizer spikes in the tree wells and will continue to monitor the watering system.

### Rental/Realtor relations:

Charli called for a volunteer liaison for the group and Angelina Soto is willing to help.

### Roads – Ken Hart, Bill Hensler, Bruce McLean

The one storm drain in front of Xochitl's is currently being rebuilt. Andy will seal the second drain to prevent future damage. The cost would be \$700. Charli requested approval to move forward with this project. Lew recommended we approve this project and there was a second by Rebecca.

Approved by the board.

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

The committee is in the process of mapping Cholla in sections, like they have done in Las Conchas, to assist emergency services in locating homes within Cholla. The map is currently divided into four sections. Those sections will be shared with the Red Cross, police and fire department once the map is completed. The final map will be presented to the Board for review and to take suggestions for changes at an upcoming meeting.

A WhatsApp group for members called Cholla Emergency Medical Services has been started. The intent is for residents to be able to reach a member of the emergency response team who can begin treatment if possible and help guide the emergency services to the appropriate home in a timely manner. The response team is looking for volunteers with medical/EMT backgrounds who can assist with medical care, residents who are willing to go meet the ambulance, police, fire and direct them to the home in crisis. Anyone is interested in joining the response team can contact Joe or Kim Moore.

Joe Moore installed an AED in the clubhouse. Another AED is available and we are researching the best location for placement. There is also an AED currently installed in JJ's. The committee wants to have four units placed strategically throughout the community. Classes will be made available to individuals who are interested in learning to use these AEDs. Look out for future announcements.

A question was raised about a previous suggestion to make an ambulance available at the police station. Jerry Caballero indicated to Lew that an ambulance might be available to station in Cholla. It was felt by the tourist police that an ambulance stationed in this area would also make for a quicker response to nearby locations, i.e., beaches. This could eliminate the wait for an ambulance coming from town. The biggest issue is financing the equipment on the ambulance and the responders available to operate the unit. There is no money available from the city to staff the ambulance.

## **OLD BUSINESS**

### **Community Center Property Transfer:**

We have been unable to obtain the original bank trust for the community center building. It appears our only option is to go to the Public Registry and pay for a certified document.

### **Annual Meeting Minutes:**

Minutes are being given to Notario on Thursday and will then be filed at the Public Registry, as required by Mexico law.

### **Bonding of Board Members for 2026:**

Charli is requesting that the Board members and Sara submit a copy of their passports, permanent residency and CFE bill showing place of residency so Portugal can file for the insurance bond.

### **Investment in Wells Fargo Money Market Account at 4%:**

Investment of the \$100,000 in the Wells Fargo account is on hold while we await information on possible tax implications. More details will be made available at the next board meeting.

### **Community improvements being funded by pre-paid assessments:**

- Handicap parking – due to price changes of materials we must find out if the bid we received is still good or if we will need to obtain new bids.
- Roof and bathrooms – We are currently holding off on the roof. After the recent rain, the roof did not present as a problem. Designs are still being obtained for the bathroom renovations. Making the bathrooms handicap accessible would be preferable.
- Plans are still pending for the installation of the pickleball netting and turning the horseshoe pits into volleyball courts

## **NEW BUSINESS**

### **Water pumping Charge from SBR:**

Sandy Beach Resorts installed all the water lines to cholla and the condos. The condo properties pay sewage and a pump charge to SBR. Choya doesn't use the sewage treatment plant and to date we have not paid a pumping fee. They are now requiring a fee from Choya for the electricity required to run the pump. Beginning in February, there will be at least an 11% charge by SBR based on the fee we pay OOOMAPAS, plus an IVA (sales tax) charge. These will be mandatory charges. The average monthly usage is 50,000 pesos. A meeting will be held with the drivers of the water trucks to update them on the situation. Each driver will have to increase their price by at least 11%. Rebecca suggested getting something in writing to prevent continuous increases in the fee. For reference, last year we paid OOOMAPAS 650,900 pesos and 10% would be 3680 per year and adding the IVA would be another 8%. This puts us at an approximate \$4,000 increase to the budget. It has also been brought to the Board's attention that the water is turned off by OOOMAPAS at approximately 4:00 p.m. daily. Updates will be sent via email once the drivers have met and determined the amount of increase.

### **Road Maintenance update for 2026:**

For 30 years SBR has been scraping and watering the roads in Cholla and to the Reef. The cost amounts to \$4,060 per month or \$48,800 per year. Charli requested a copy of previous contract for these services. It was discovered there was no contract. SBR agreed to write a contract and when delivered it included an increase in cost of \$500 per month.

The roads task force, along with Charli and Lew, have been looking into new ways to handle the road maintenance. For a breakdown of costs, we have been paying \$48,800 annually - 34 hours of work each month on the interior roads at \$1,260 and 77 hours for the public road at \$2800/month. The contract they proposed adds an additional 12.3% increase.

After much research the roads task force suggested limiting maintenance to the public roads only and continuing to pay \$2,800/month and to construct a drag to begin maintenance of the interior roads ourselves. The road drag would remove the sand without digging further into the caliche. We will have to occasionally have a water truck driven through the community as needed. There are three (3) companies available to bid. The money saved could be put towards improvement of interior roads. The plan is to inform SBR that their suggested increase was received after the Vecinos 2026 budget was approved, so we cannot absorb the additional costs. We will ask that they continue grading the public road and we will begin maintenance of the interior roads.

The rain in early January gave the committee valuable information on future placement of storm drains or catch basins that will direct the water to the sea. Recontouring of some roads is also required.

The roads committee is working on improving drainage as well as improvements to the existing roads. The new method will be tested in 2026 and re-evaluated at the end of the year to determine the direction to proceed in 2027. If successful, we will stay the course and if the project proved too difficult we will resume discussions with SBR or other contractors for 2027.

A motion was made to negotiate with SBR for the continued maintenance of the main road from the equipment yard to the Reef and that the Vecinos will begin maintenance of the interior roads. The payment to SBR will be reduced to \$2,800/month with the balance being used for interior roads. Motion made by Kim and a second by Lew. Accepted by board.

The assistance of all homeowners will be required to ensure the success of the upcoming road improvements.

**Upcoming Events:**

- Feb 14 – Mardi Gras parade at 4 p.m. and Cajun dinner at 6 p.m. at the community center by OBSC.
- Mar 14 – St. Patrick’s dinner by OBSC at community center.

**Member questions:**

If the cholla roads are city owned and we pay taxes, why are the roads not maintained by the city. Charli said it was her understanding that when Gustavo Brown wanted to regularize the Cholla community, it was under the condition that there be an association which would be responsible for multiple city services including maintenance for the roads. The Vecinos de la Cholla A.C., was formed and each property owner helps to offset the cost of services through annual membership.

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, February 21 at 9 a.m. in the Community Center.