



Board Meeting Minutes February 21, 2026

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

Attending: In Choya - Charli Keller, Lew Felton, Cristina Corral and Kim Moore.

By Zoom – Shelly Callaway, Rebecca Wicker, George Good

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

Financials:

Wells Fargo:	\$178,027.95
BBVA:	6,287.42
Petty Cash:	186.00
Kapital Bank:	3,836.48
Cash on Hand:	\$188,337.85

COMMITTEE AND TASK FORCE REPORTS

Community Center – Lew Felton:

- See New Business

Litter Control – Cristina and Mark Martinez:

- Committee is planning a community clean-up around Earth Day and will notify the homeowners once the exact date has been determined.

Membership – Cristina, Lew and Sara:

- Membership for 2026 was 566 and to date membership for 2026 has reached 318. Notices will continue to be sent to those who have not paid. The budget for 2026 is based on 600 members.

Park and Environment – Charli:

- Volunteers are needed to form a task force to carry out pickleball net installation.
- Volunteers are also needed to convert the horseshoe area into a beach volleyball court. Suggestion was made that a corn-hole court would get more use.
- Worms in the root ball of five trees in the park led to their demise. These trees have been replaced and insecticide has been ordered.

- Jose, who maintains the park, will report any damage or vandalism to plaques or trouble with trees.
- We are researching the price to repair/replace the soccer goals which are rused and are not safe. We are going to approach Cholla Powder Coat which also does welding, for pricing.

Rental/Realtor Relations – Angelina Soto:

- Angelina Soto has volunteered to serve as liaison to realtors/renters. She will be tasked with notifying Realtors and renters of the community rules and expectations regarding trash, water, noise, etc. and the eleven (11) o'clock noise curfew.

Roads – Ken Hart, Bill Hensler, Bruce McClean and Joe Wright:

- Charli reiterated the situation with SBR that was discussed in the January meeting. She had asked them for a contract for future services. They returned with a \$500 monthly increase. We previously paid \$4,060 per month for grading and watering of interior and exterior roads. The new rate would be \$4,560 per month. Charli let them know that our budget was set in November and we could not arbitrarily add an additional \$500 to the monthly expenses. We would have to either go back to the table for a vote or wait until next year's budget. Charli offered to have them continue the exterior roads and we would maintain interior roads. SBR said they would review the recommendation but "didn't think they could do the job." They then continued to maintain the road between the Reef and Esmeralda. This left us with the area between the Reef and the police station, which we were not prepared to maintain. This area has proven particularly difficult for us due to the width of the road, high traffic and no ability to water.
- The Roads committee developed a drag which had been working effectively, but the result does not last for a very long period. The biggest problem is the lack of water since we do not have a water truck. We have been in talks with numerous sources to obtain a water truck that would work within the budget.
- The Roads Task Force's focus was to be the interior roads and have used the triangular drag which has been working effectively. They also have been focusing on storm drainage for Choya so the roads do not get washed out with future rain.
- Pictures of road damage from the previous rain were displayed and Ken discussed the need to focus on drainage as well as maintenance of the main road.
- Members questioned the decision to not just continue with SBR at the increased rate until a viable plan was ready, and why the members were not asked for a vote. Ken and Charli explained there really was no notice, SBR simply stopped servicing the area they said is our responsibility. No discussion, no negotiation. Charli explained that the Association is set up for one General Assembly (annual meeting) in November and that such a meeting requires minimum 10 days notification and that minutes must then be protocolized and filed with the Public Registry at a cost of around \$800 US. Charli pointed out that at the January meeting members had input before the Board agreed to limit the agreement with SBR, in order to not increase the expense and eventually the budget/dues. Since the Roads Task Force had already geared up for maintaining the interior roads, they felt they could expand the scope and drag the public road until a solution could be found. The Task Force began to explore the possibility of acquiring our own heavy equipment and contracting with operators.
- Jerry Caballero indicated that he knows a private company, with a good relationship with the city, that has all the appropriate equipment to maintain the roads. Ken requested that Jerry join the roads committee to assist with future improvements and work as a liaison to outside companies.

- Charli indicated they have spoken to four different companies and would add the company Jerry has mentioned.
- Charli said that she and the Task Force members felt that after 30 years of the same routine being performed on the roads, scraping and watering, with no improvement, we could do better. We wanted to invest in genuine repair of the roads not just maintenance. There was no opposition to going back to the table with SBR or any other company interested in this contract, though an increase in dues for 2027 would be likely.
- Charli said, the Board understands that this is a sensitive issue. They are diligently working to improve the drive into and through Cholla and will take all suggestions by the members seriously.
- The recent rain caused road damage and required repairs. The rain did show us where there are low spots and drainage problems. These issues had never been addressed by SBR until after a storm. We want to use some of the (\$100,000) emergency reserve funds to address this issue. The worse area being the Pinto Point wash. A civil engineer was brought in to design a head wall with drainage that will divert the water down the canyon and prevent road damage in a heavy storm. We have received a bid from Andres Construction that would be \$6,000 per headwall and an additional \$1,000 for the drains. At this time, we would like to set aside an amount not to exceed Fourteen Thousand (\$14,000), for the completion of this project. Kim motioned to accept this plan and seconded by Cristina. All members in agreement.

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

- George met with Karina, the head of the Red Cross, and she is working on getting us more detailed maps as our current maps are difficult to read. The task force members are working on creating a map that divides cholla into sections to assist with the location of homes. The task force started a WhatsApp group called Cholla Emergency Services. They are looking for members with medical training and others to help direct ambulance or other emergency services to those in need. Red Cross indicated that they are putting the Task Force members on the group notification for when a call for assistance has been made in Cholla.
- AEDs have been purchased to be placed throughout Cholla. Currently there is one available in the community center, mounted on the kitchen wall, and another at JJs. Backup batteries and pads need to be purchased and trained individuals are needed to operate the units. If anyone is interested in volunteering, please contact Kim. The Task Force will also be offering classes to teach CPR and the use of the AEDs. Membership will be notified via WhatsApp and email when a class date has been scheduled.

OLD BUSINESS

Community Center Property Transfer:

- The Board is currently awaiting copies of the original Vecinos constitution to come from the public registry and SBR has indicated that once it arrives, they will write a letter of instruction to turn the property over to the Vecinos.

Bonding of Board Members for 2026:

- Charli will contact Board members to obtain the needed documentation.

Community Improvements to be funded by pre-paid assessments:

- We had originally received a bid of \$2,866.00 from Gabi Carmacho to install a concrete slab for handicap parking. The project was delayed and the price for the concrete has gone up. The new price is \$3,700. The Board decided to postpone this issue for now as there are many other expenses to address. This subject will be addressed at the March meeting.

NEW BUSINESS

Handicap bathroom retrofit: There has been discussion about remodeling the Community Center bathrooms, specifically to make them handicap accessible. After the January meeting it was pointed out that the bathroom by the kitchen is nearly wheelchair accessible and with a few improvements it could be fully accessible. It is estimated that it would take around \$500 to put in a new, elevated toilet, grab bars and accessible sink, and rehang the door so it opens outward, allowing easier access. The improvement will be discussed at the March meeting.

Future Board Meetings:

- The plan is to continue meeting on the third Saturday of each month. November 21 will be the annual meeting. We will publish these dates on the Vecinos website.

Upcoming Events:

- March 14 – St. Patrick’s dinner by OBSC at community center.

Member Questions:

- Is there a legal method to force members to pay dues? Charli explained that, unfortunately, being a civil association, we have no legal means to enforce payment of dues. We simply have to show property owners that we are working in their behalf and have everyone encourage our neighbors to support the effort with the small investment of \$150 a year.

Thank you to everyone who attended in person and via zoom and to all the volunteers of the task forces.

Adjournment:

A motion was made at 10:40 by Kim to adjourn the meeting. There was a second by Cristina and approval by all members.

Next Meeting: Saturday, March 21 at 9 a.m. in the community center and via zoom.

