



Board Meeting Minutes - April 18, 2026

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

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

Approval of Minutes: A motion to accept March minutes was made by Kim and seconded by George. Minutes were approved by the Board.

Financial Report (Bank balances as of February 28, 2026:

Wells Fargo Checking:	\$149,806.20
BBVA Mexico Account:	\$ 6,287.42 (U.S. equivalent)
Petty Cash (pesos & U.S.	\$ 1,241.06 (\$1,230 U.S. and \$191 pesos)
Kapital Bank Peso account	\$ 19,280.39 (\$530,159.95 pesos)
TOTAL CASH ON HAND:	\$ 176,615.10

Service Reports:

Community Center – Lew Felton

- Unisex bathroom retro fit to be handicap accessible. The small bathroom near the kitchen is going to be made more handicap accessible. For financial reasons, the project has been placed on hold while the road contract was being negotiated. The project is expected to take place this summer.

Litter Control - Cristina and Mike Martinez

- On April 17 we held a beach cleanup. About a dozen people participated and many homeowners contributed by cleaning the areas around their homes.
- The next beach cleanup has not been scheduled. Please watch the Cholla Chatter for updates.

Membership – Cristina, Lew and Sara:

- Membership for 2025 was 566 and to date, membership for 2026 is 406. Our budget is based on 600 paid members.
- An anonymous member paid for three neighbors, to encourage them to participate in supporting the community. JJ's paid four memberships.
- The list of current paid members has been updated on the Vecinos website.

- Membership drive plans – There are property owners who rent their homes but do not pay membership. The committee plans to discuss with them the importance of their support. The committee will be scheduling a membership drive soon.
- A member asked how businesses contribute to the membership. Charli indicated that the businesses pay according to parking spaces and hours of operation. Xochitl, Mr. Fish and the Oyster house all pay one membership and JJ's pays for four memberships. Some of the smaller businesses do not attract outside traffic and are a benefit to Cholla residents, so requiring a membership has not seemed necessary.

Park and Environment - Charli

- Maintenance continues in the park. There was nothing new to report.

Rental/Realtor relations – Angelina Soto

- Angelina Soto had a prior engagement and was not available for an update.
- Realtors who are in the process of a property sale in Cholla have been inquiring about the debt for membership fees. Charli explained that we tell them the membership payment status, but do not refer to it as a debt.

Security and Emergency Services – Kim Moore, Joe Moore and George Goode

- Kim said that they would really like people to get involved in the emergency services group. Kim explained that the group will assist emergency services personnel who arrive in Cholla. Volunteers are needed to help direct emergency vehicles to the proper location, render first aid and possibly operate the AED until the ambulance arrives.
- George said they are working with public safety, fire department and Red Cross to improve response time in Cholla. A WhatsApp group called Cholla Emergency Medical Services has been created, and members are encouraged to join. Red Cross will notify this group when they are responding to a call in Cholla. This will give volunteers an opportunity to assist as needed.
- George has been working with emergency contacts to have better communication when an emergency call has been made so that we may activate these volunteers to be ready to assist as needed.
- As a reminder to all members, please be sure to have your Manzana and Lote number visible on your house both day and night.
- One of the AEDs brought to Cholla is not operational and needs to be replaced. If anyone has or knows of someone willing to donate an AED, we would love to receive it.
- George pointed out that calls to 911 are routed through San Luis and then the information is transferred to the appropriate department in Puerto Peñasco but the people answering the 911 call may not speak English. Language barriers and call transfers delay service delivery. It is recommended that you call the services locally and if you are familiar with using the GPS pin on your phone this can greatly increase their ability to locate your home.
- A member asked for information on who to call when there is a death or other emergency. The Vecinos has included the direct-dial emergency numbers for Penasco in several e-mails. Here they are again for those who missed it:

Direct Dial Numbers for Emergency Services in Puerto Peñasco

Red Cross (Cruz Roja Mexicana) +52 638-380-7407

Police Department (Seguridad Publica) +52 638-383-2626

Fire Department (Bomberos) +52 638-383-2828

- Laminated cards, with the emergency numbers in Rocky Point are available at the community center office. Sara can provide you with one when she is working in the office.
- Lew reported that a death must first be reported to the Red Cross. He also advised that if you do not have prior arrangements made you will be contacted by multiple funeral homes. It is recommended that all members have a plan in place for such an emergency, so you are not trying to make quick decisions at a time of loss. We are also looking into the use of a living will (advanced directive) in Mexico. We will share this information with members once we know the procedure they would like us to use.
- There is a company called Conservator Services. The contact is Carlos Gutierrez +52-638-116-7302. The company can handle all the details and red tape when such an emergency arises. We will be sending an e-mail with details about the service and documents you need to have on hand.
- Two break-ins on Calle F last month were reported to the police. Please stay vigilant in watching your neighbor's homes and use the Cholla Police Alert group if you notice unusual behavior.

Roads – Ken Hart, Bill Hensler, Bruce McLean, Joe Wright and Jerry Caballero

- A contract has been signed with SBR to maintain the roads through the end of the year. The services will include three (3) days on the main road into Cholla from the police station to the Reef intersection and one day a week they will put water on the interior roads of Cholla.
- Andy Massaro M68 L10 stated that he has noticed that the road from the equipment yard to the Reef gets graded first so Cholla residents have a rough road from the police station to the equipment yard. He requested that the board speak with SBR to complete the road as one not in sections. Charli agreed to speak with them.
- Andy also asked to see the contract with SBR. Charli said members are welcome to read a copy of the contract at the office but since all bids are sealed, and disclosure could create an unfair advantage to the winning bidder's competitors, the content of the contract will not be distributed or posted.
- A message from Waylon at JJ's was read to the membership in attendance. In summation, he suggested having the panga fishermen contribute financially to the maintenance of the roads. He also questioned the need for there to be \$100,000.00 in reserve funds. He feels spending should on improvement projects should be halted until adequate road maintenance is provided.
- John Hurley M37 L9 requested that the road going past his home be looked at and considered for repair. He stated the road is approximately 4-foot higher than in the past and the water washes the sand into the local homes. Charli indicated that they are aware that that area is a problem and agreed to have the area investigated soon for a solution.
- Cristina also addressed the recent Semana Santa traffic. She stated that the Brown family⁷ was charging for people to ride up competition hill. The charge to drive up the hill was \$3.00 per person and approximately 400 cars per day were using the main road. She questioned the profit made while Cholla residents are required to maintain the same road. She suggested this issue be addressed when a new contract is being negotiated for 2027.
- The roads task force reported that some homeowners have placed gravel on the public roadway in front of their homes and since the drag cannot be lifted, this gravel gets pushed to the side as the drivers continue down the road to smooth out the wash boards on the remaining section of the road. The task force would like some policy implemented to deal with these areas.
- It was announced that a ribbon cutting would take place at 10:30 after this meeting to celebrate the completion of road improvements at Pinto Point. Everyone was invited.

- Ken Hart, head of the Road Tas Force, addressed the issue of wash-boarding and water runoff on Tiburon. The task force is working on a solution for that area and many others.

OLD BUSINESS

Community Center Property Transfer:

- Charlie, Gretchen and Susie Flynn met with the attorney to discuss completing the transfer. There is still paperwork to be finished, and it is happening slowly. The first step is to obtain a certified copy of the trust document for the community center building. We will go through public records to obtain a copy. The community center occupies three lots - one with the building and the other two which are vacant land. Obtaining the letter of instruction on the two vacant lots is a priority so that we may consolidate all three properties into one title as opposed to a trust.

Bonding of Board Members for 2026:

- One board member's information needs to be located so that we can complete the process.

Community improvements to be funded by pre-paid assessments:

- Double door needs finish work, a piece of rebar in the concrete wall needs addressed for safety and extension of the concrete for handicap access prior to pouring handicap parking area. A bid has been received to complete the door, fix the wall and extend the concrete. The cost for these projects is \$500. A motion was made by Cristina, and seconded by Kim, to accept the bid. All members approved.

NEW BUSINESS

- No new business.

Future Board Meetings:

- Future board meetings will be on the 3rd Saturday of the month, excluding July and August. Meetings will resume in September, then the general assembly, election of Board members and approval of the 2027 budget will take place on November 21.

Upcoming Events:

- May 8-10 – Second weekend of CBSC annual fishing derby
- May 16 – Steak fry by OBSC at 6 p.m. in the community center
- May 22-23 – Third weekend of CBSC annual fishing derby
- May 24 – CBSC's Fishing derby awards ceremony and fish fry at community center

Charli thanked all volunteers and members for their time.

Adjournment:

A motion was made at 10:08 by Kim to adjourn the meeting. It was seconded by Cristina and all members approved.

Next Meeting: Saturday, May 16 at 9 a.m. in the Community Center.