



Board Meeting Minutes – May 16, 2026

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

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

Attending via zoom: Rebecca Wicker

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

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

Wells Fargo Checking:	\$136,028.55
BBVA Mexico Account:	\$ 6,287.42 (U.S. equivalent)
Petty Cash (pesos & U.S.	\$ 2,010 (\$860 pesos)
Kapital Bank Peso account	\$ 10,762.79 (\$185,094.81 pesos)
TOTAL CASH ON HAND:	\$155,088.80

Jan, Feb and March financials will be posted to the Vecinos de la Cholla website.

Service Reports:

Community Center – Lew Felton

- Lew has the sound system up, working and labeled. All three televisions are connected.
- Future projects are temporarily on hold to concentrate resources on road maintenance.

Litter Control - Cristina and Mike Martinez

- The litter task force is working on a schedule that will encourage participation.
- It was suggested that the task force reach out to SWES at the University of Arizona to inquire about their potential assistance with future beach cleanups.
- The task force encourages residents to continue to clean up around their homes whenever they are out for a walk. If everyone contributes regularly, the group cleanup could be scheduled less frequently.

Membership – Cristina, Lew and Sara

- Membership for 2025 was 566 and to date membership for 2026 is 410, 190 short of making our budget which is based on 600 paid members.
- Sara is compiling a list of non-paid members for the task force so they may attempt to reach out to homeowners personally.
- The Vecinos website shows a current list of paid members.
- If membership numbers do not improve, there is a possibility of reduced services or

possibly having to pull from the reserve fund.

- The Board will discuss the possibility of raising dues for 2027 to \$200 per year and will look at incentives, including a 25 percent discount if paid in January. The Board also discussed entering everyone who pays by the end of February into a drawing for \$1,000.00 as an incentive for prompt payment. This will be determined at the Budget Work Session in September/October.

Park and Environment – Charli Keller

The weather is now warm enough to apply an insecticide to the trees to treat the root worm infestation. Charli mentioned that the Memorial Tree Program initially did not include the eight palms that are thriving there. Because of their water demand, it wasn't determined if they would be replaced. If they stay, they could be designated as memorial trees and adopted for \$300 each.

Rental/Realtor relations – Angelina Soto

- Angelina is speaking with Realtors involved in the buying/selling of homes in Choya to encourage payment of dues. Angelina wants buyers to understand how paying their dues helps maintain services in Cholla which maintains and improves property values.
- A current list of rental properties is being compiled.
- Some local Realtors have been requesting a letter of no debt from the Vecinos. Charli has created a standardized letter that states the annual fee for Vecinos membership (\$150.00) and if the owners are current at this time. If the Realtors add this fee to the closing documents, there is a possibility for the Vecinos to recoup some past dues.

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

- There is currently an AED unit in the Community Center. It is in the kitchen by the back door. We need to acquire another AED unit to replace the older unit which is not operational. The cost to replace is \$2,500.00.
- The task force's first training session for the AED and CPR had only one member in attendance. The task force intends to send out notifications of future training sessions via email and What'sApp. A convenient day and time for residents is being evaluated.
- The task force wants all members to understand that the AEDs are easy to operate and encourage as many as possible to learn how to use them to help in emergency situations.

Roads – Ken Hart, Bruce McLean, Joe Wright, Russ Yorke, Jerry Caballero

- The tire drag that has been developed to maintain the interior Cholla roads cannot be lifted in areas where homeowners have installed gravel in front of their property. Ken Hart asked those in attendance if this practice should be allowed and how to best handle these areas. It was determined that once the gravel is sufficiently compacted into the caliche, the drag can pass over it without major damage. However, it is up to the property owners to replace any material that is displaced by the drag since the addition was not authorized and the roads must still be smoothed for other property owners.
- To help compact the interior roads, water needs to be put down more frequently. Charli said we are working within our budget now, but the task force is exploring options.
- The task force goal is to reconstruct the access road into cholla in three phases starting from the SBR equipment yard to the police substation, to eliminate need for frequent grading. Phase One of the project is proposed to be completed over the summer. They are also considering changing the grading days to Monday, Thursday and Saturday to better address weekend traffic.
- The roads committee will present a full proposal with costs at the June meeting.

- Members suggested charging the panga boats to launch in Cholla to help pay road maintenance cost. However, the association has no jurisdiction over the launch area.

OLD BUSINESS

Community Center Property Transfer:

There are still legal hurdles in completing the transfer. The Board will continue to update members at future Board meetings.

Bonding of Board Members for 2026:

Bonding of Board members will cost \$1,000 for all members for one year from the current provider, Portugal Insurance. The Board will pursue alternate bids.

Community improvements to be funded by pre-paid assessments:

Andy Arvizu has completed the approved repairs on the entryway into the clubhouse.

NEW BUSINESS:

Flagpole Project – George Good and Jerry Caballero

Jerry proposed installing a flagpole with Mexican, American and Canadian flags at the entry. Cristina recommended that we verify if it is legal to fly a non-Mexican flag on public property.

Future Board Meetings:

Future board meetings will be on the third Saturday of the month. We will not have meetings in July or August. Meetings to resume in September with the annual election on November 21.

Conservator presentation:

A presentation to explain how to handle a death in Mexico is scheduled for June 6 at 10:00 a.m. in the Community Center.

Upcoming Events:

- 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
- June 6 – 10:00 a.m. presentation at community center (Dealing with a death in Mexico).

Adjournment:

Charli thanked all volunteers and members for their time, and a motion was made at 10:00 by Cristina to adjourn the meeting. It was seconded by Kim and approved by all Board members.

Next Meeting: Saturday, June 20 at 9 a.m. in the Community Center.