



Board Meeting Minutes - June 20, 2026

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

Attending: Charli Keller, Lew Felton, Rebecca Wiker and George Goode

None attending via zoom:

Unable to attend: Shelly Callaway, Kim Moore, Cristina Corral

Approval of Minutes: A motion to accept March minutes was made by Lew and a second by Rebecca. Minutes approved by the Board.

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

Wells Fargo Checking:	\$145,803.00
BBVA Mexico Account:	\$ 6,287.42 (U.S. equivalent)
Petty Cash (pesos & U.S.	\$ 1,600
Kapital Bank Peso account	\$ 148,000.00 pesos (\$8,600.00 U.S.)
TOTAL CASH ON HAND:	\$162,330.40

Service Reports:

Community Center – Lew Felton

- The bathroom off the kitchen will be modified over the summer to make it handicap accessible by installing a higher toilet, changing the door to open outward and adding grab bars beside the toilet.

Litter Control - Cristina and Mark Martinez

- Cristina was unavailable for an update. Last months' cleanup went well and we continue to encourage residents to pick up litter as they walk around Choya.

Membership – Cristina, Lew and Sara:

- To date our membership stands at 428. Our budget to cover expenses is based on 600 memberships. However, after completing a database clean-up, we discovered that we do not have 600 viable emails for members. We will continue to do research to locate property owners and obtain their email addresses.
- The Vecinos website shows a current list of paid members.
- Sara will begin sending out email invoices to the 96 property owners who have not paid their 2026 fee. If there is no response, we will follow up with mailed invoices.
- Susie Flinn volunteered to have a meeting with Realtors to explain how the dues are paid and how they are used to maintain Choya. Charli will provide Susie with brochures to hand out to the Realtors.

Park and Environment:

- Thank you to Andy Arvizu, who voluntarily painted all the posts around the park and the ramada uprights. Rebecca made a motion that we gift Andy with a \$100 gift card, from petty cash, for his kind work. There was a second by George and all members were in favor.

Rental/Realtor relations – Angelina Soto:

- Angelina was unavailable for an update. She has been provided with the electronic welcome brochure and information sheet specifically for those who rent their properties.

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

- George Good reported that the committee is seeking addition AEDs and continues to work on a sections map of Choya to make it easier for emergency services to locate home.

Roads Task Force:

- Committee chair Ken Hart gave an update on the Pinto Canyon reformation work, mentioning there was a request for fencing to prevent someone from falling into the wash.
- He reported that the committee is researching solutions for the areas in Choya that are susceptible to flooding during heavy rain. They hope to add catches and culverts to direct the water to the sea. Areas of primary concern are Pelican Point, Calle N at Cerrado Del Atun, Tiburon at Caviar and the low area at the entrance to Choya.
- Though we don't know by what authority, the Vecinos de la Choya are charged with maintaining the public access road from the Police Substation to the intersection at The Reef. We spend more than \$50,000 a year, of our \$90,000 budget, on road grading and watering. After extensive research, the Task Force believes reforming the roads can eliminate or highly reduce the maintenance required on the roads.
- Ken outlined the Task Force's proposal to reconstruction the access road to 40 feet wide with a crowned surface which will shed water and blowing sand to drainage ditches on each side. The roadway the Vecinos maintain is approximately 1.5 miles. The reconstruction would be in three phases with the first phase, from the Police Substation to SBR's equipment yard, being completed over the summer.
- Charli pointed out that in the past, a large reserve was maintained to fix the roads after a big rain. The current idea is to be proactive and restructure the roads *before* heavy rains, to prevent washouts and flooding.
- George requested opinions from the members attending on the expenditure of \$30,000 to initiate the first phase of improvement. Members expressed concern about money being available for road repair, considering the potential El Niño monsoon predictions. George responded that this expenditure would only be 20% of the budget which would leave plenty of funds for any emergency repairs in the interim until the roads are completely restructured.
- A question was raised regarding asphaltting the road. Such a project would be enormously expensive and create a whole new level of maintenance.
- George made a motion, seconded by Rebecca, to set aside funds, not exceeding \$30,000, for the restructuring of the road from the police station to SBR's yard. All members approved.
- Charli also suggested designating funds to construct storm drainage in the three problem areas at Pinto Point, Pelican Point and Tiburon at Caviar. The board voted to designate an amount not to exceed \$20,000 to create storm drain systems at Calle N at Del Atun and Pelican Point. We

will begin collecting bids to complete these projects.

- Member Gretchen Ellinger wanted to make everyone aware that the homeowners who have installed stairs leading to the beach are responsible for their maintenance and have the right to deny access to their stairs. She also inquired about filling the potholes in the pavement near Xochitl's. Charli said that the Roads Task Force is aware of the problem and it is on the list of areas to be addressed.

OLD BUSINESS

Community Center Property Transfer:

- Community Center property transfer. We are awaiting a response from Gustavo Brown. The original agreement was between the old association and SBR. Charli suggested to Mr. Brown that they void the previous agreement and return the \$100,000.00 paid by that association and return the \$30,000.00 paid by the current association, and begin a new contract with the current association for \$130,000. Gustavo said he would do some research and get back to her. We hope to hear something soon.

Bonding of Board Members for 2026:

- The process of bonding the Board members continues.

Flagpole Project – George Goode and Jerry Caballero:

- George deferred to Jerry Caballero who initiated the idea, for an update in September.

NEW BUSINESS:

- Cholla Bay Sportsman's Club suggested a joint venture with their club, the OBSC and the Vecinos C.A., to cover the front patio. Charli requested a cost breakdown. When they come back with a price, we will put it on the Vecinos agenda for consideration.
- The accountant recommended we obtain a signed letter of agreement between the water truck drivers and the association, recognizing that the association receives the money from the drivers and pays directly to Oomapas for water and SBR for pumping, to verify that the Vecinos C.A. is not profiting from the sale of water. The letters are drawn up and Sara will get the drivers to sign them.
- To conform with the Vecinos Association's lease agreement with SBR for the standpipe property, all water truck drivers were told that the abandoned trucks, tanks, hoses and tires must be removed by September. If the debris is not gone by September, there will be repercussions.

Future Board Meetings:

- Future board meetings will take place on the third Saturday of the month. We will not have a meeting in July or August. Meetings to resume in September with the annual meeting and election on November 21.

Upcoming Events:

- Indoor Potluck Picnic for July 4th from noon to 3 p.m.
- Labor Day, September 5, Indoor Potluck Picnic. Time to be determined.
- Ken is planning to have an open roads meeting. Day and time to be announced.

Adjournment:

Charli thanked all volunteers and members for their time. A motion was made at 10:00 by Rebecca to adjourn the meeting. It was seconded by Lew and approved by all board members.

Next Meeting: Saturday, September 19 at 9 a.m. in the Community Center.