



Board Meeting Minutes September 19, 2026

Call to Order: The meeting was called to order by Charli at 9:03.

Attending: Charli Keller, Lew Felton, George Goode and Cristina Corral

Attending via zoom: Shelly Callaway, Kim Moore, Rebecca Wicker

Approval of Minutes: A motion to accept March minutes was made by Cristina and a second by George. No additions, corrections or amendments required. All members accepted the minutes.

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

Wells Fargo Checking:	\$ 85,952.30	(All U.S. equivalent)
BBVA Mexico Account:	\$ 6,287.42	
Petty Cash (pesos & U.S.	\$ 804.92	
Kapital Bank Peso account	\$ 3,275.06	
TOTAL CASH ON HAND:	\$ 96,319.70	

Expenditures throughout the remainder of the year are expected to be \$21,000 to \$25,000. The largest expenditures being \$15,000 owed to SBR in the fourth quarter. This has us ending the year at \$71,300 approximately. This reflects the approved expenditure of \$30,000 from pre-paid assessments, for Phase One of road improvement.

Charli started the meeting by informing members that she put a survey on WhatsApp requesting the number of weeks residents live in Cholla, full time, part time or occasional. Charli, George and Gerry will be taking this information to the city to show them that the bulk of the traffic is not from the residents of Choya. An official mail out of this survey may be required. The intent is to request some assistance from the city with the cost of road maintenance.

Service Reports:

Community Center – Lew Felton

- The bathroom by the kitchen has been made more handicapped accessible. The door has been reversed to make it more wheelchair accessible and a higher toilet and grab bars were installed.

Litter Control - Cristina and Mark Martinez

- Planning next litter clean-up, October 10th has been tentatively scheduled.
- Cristina will investigate the date of the upcoming city-wide clean-up, and a notification will be sent to members. Bags and grabbers will be available.

Membership – Cristina, Lew and Sara:

- Charli thanked Rebecca Just for her assistance in contacting members that had not paid to date. Rebecca, as of this meeting, has recruited 23 households back into the Vecinos membership.
- In June, we had 428 paid members and to date we have 451. Paid membership for 2025 was mistakenly reported at 566 and based on that error the Board set the budget at 600 members believing we could add an additional 34 members. After much research it was determined that the actual potential membership is 535. We are currently at 80% participation.
- Charli is to meet with Chuck Salem, Las Conchas Association president, this afternoon to discuss ways to combine our influence with the city
- Many Realtors have been very helpful in notifying the Vecinos when a home sells or transfers ownership. This gives us an opportunity to contact the homeowner and encourage their membership.
- There are currently 109 properties that have previously paid but are not current this year. These are the properties that require additional research to determine ownership and a way to contact them. We hope to encourage them to participate and help maintain property values and the environment of Cholla.
- Some Vecinos have multiple lots and the current method of determining membership is based on having a meter on the property. Mexico law states that as a non-profit association, members can only receive one vote no matter the number of properties owned and paid.
- We are looking at upgrading our QuickBooks subscription to the version that has automatic billing capabilities and sends out reminders if the fee has not been paid. We are also planning to accept automatic monthly payments to assist those in tight financial positions.

Park and Environment:

- There was a problem with the water line on the west side of the park so we have lost some trees. Repairs are being completed and the trees will be replaced once the weather cools, to avoid transplant shock.

Rental/Realtor relations – Angelina Soto:

- Angelina has been working with Realtors and closing agents to receive notification of property sales and transfers. This allows us to send a welcome packet and encourage membership.

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

- George is getting prices on the pads for the AED in community center. Another AED in community was checked and it has been expired for 15 years.
- Because AEDs need to be used within 4-6 minutes of a cardiac even, it is vital that CPR, which now involves chest compression only (no mouth-to-mouth resuscitation) be performed until the AED is on the scene. A CPR class will be scheduled in November and the date and time will be announced. We need trained volunteers to be available to perform CPR until the AED can be used.

Roads Task Force: Ken Hart

The Association is grateful to Ken Hart for his hard work. He was on the job site daily to monitor progress. Also thanks to Steve Boyd who has 50 years of experience in road work and served as a consultant. Ken offered the following update:

- Following the original work on the road, additional gravel and caliche were applied to some problem areas, with the assistance of SBR. The roadbed is now smooth, which enables people to drive faster, which degrades the surface. Speed is the problem. We are aware that members

dislike speed bumps; however, the speed bump added by the water standpipe slowed traffic in that area. Additional speed bumps are recommended to slow traffic and to aid in the drainage of storm waters.

- The recommendation is to add three more speed bumps on the restructured road to slow down drivers, which will help prevent damage to the road and improve safety. The bumps will be installed to assist with drainage off the mountain into the sea. The cost of each speed bump is estimated at \$1500.00 (U.S.). The Task Force also plans to ask the city to place speed bumps on each approach to the church for increased safety, as is done at all churches in Puerto Peñasco.
- Ken requested the Board approve an amount not to exceed \$3,000.00 to add more gravel to areas of Phase One. Lew made a motion which was seconded by Cristina and accepted by all board members present, to grant the request for additional material.
- The key to maintaining the road is water. Since water from SBR is sometimes limited, the association will need to investigate a better option for water delivery to the road.
- Ken asked for someone to help him with some of the physical aspects of project oversight. His physical limitations are making it difficult to cover all bases.

OLD BUSINESS

Community Center Property Transfer:

- Transfer of the community center property is still pending. Progress has been delayed because the old association did not operate legally in Mexico. In 30 years, only one meeting was documented, translated and registered in public records. The minutes of that meeting show Mike Dugan as president of the association; however, there is no public record of Dugan being duly elected to that position. Before leaving office, Dugan started the process to create a new association. Pat Sledge took over presidency and completed the creation of the new association. The new association's attorney tells us that the way to complete the process is to ask any members identified in the original constitution of 1991, to agree to the dissolution of the old association, making it possible for SBR to transfer the property to the new association.

Bonding of Board Members for 2026:

- It was brought to our attention that bonding of board members in Mexico is not the proper route. We were advised to create an LLC in Arizona, where all our money goes and where most members are citizens. Bonding in Arizona will protect the membership from embezzlement and negligence. We will continue to investigate the best process.

Community improvements to be funded by pre-paid assessments:

- Due to budget restraints, we will wait to continue with improvements until 2027.
- A big item we are hoping to tackle next year is the paving of the handicap parking area. The cost to complete this project is currently estimated at \$5,000.00. It was suggested that a fundraiser could help offset the cost and impact on the budget.

Flagpole Project – George Goode and Jerry Caballero:

- The question of putting marine warning flags near the launch area was answered when members of the Cholla Bay Sportsmen's Club advised that such flags are already in place.

NEW BUSINESS:

- The Board will be preparing the budget for 2027 to be presented at the October meeting. Road

maintenance costs account for 60 percent of the Vecinos' annual budget. Because of a long-delayed increase in SBR's fee for road maintenance, we expect that dues will have to increase for the first time in ten years. The Board has decided to give members a choice of three levels of service for 2027. In November when members vote they will choose minimal service (two days a week), or the three days a week that is currently being provided, or five-day a week service as was provided in 2025. Whichever option receives the most votes will be the service we go with and will set the dues for the new year.

Future Board Meetings:

- October 17
- November 21 (Annual meeting and election)

Upcoming Events:

- November 26, 3 p.m., Thanksgiving potluck. The board will be supplying turkey.
- December 12, 5 p.m., Christmas light parade by OBSC

Charli thanked all volunteers and members for their time.

Adjournment:

A motion was made at 10:18 by George to adjourn the meeting. It was seconded by Lew and approved by all board members.

Next Meeting: Saturday, October 17 at 9 a.m. in the Community Center.

Addendum:

Following notification to the membership, the October meeting was reconvened on September 21 to vote on the expenditure to add speed bumps on Phase One of the road reconstruction. Meeting called to order at 7:01 p.m.

Members in attendance: Charli Keller, Lew Felton, George Good and Rebecca Wicker, Cristina Corral and Shelly Callaway via zoom.

This meeting was to vote on the installation of speed bumps, which was discussed at the September 19 meeting, but a vote was never completed. The addition of these speed bumps is to slow down traffic and prevent fishtailing which contributes to the wash boarding of the road. The first new speed bump is to be installed just past the Ron Rico store and hotel. The second would be located approximately an 1/8th of a mile past the speed bump that already exists. These speed bumps will be placed at an angle, so vehicles drive over the bumps one wheel at a time which helps to prevent high-centering for low profile cars and to assist in storm water runoff. We would like three 48" x 10 x 36 speed bumps. With the increased cost of cement, the cost of each would be approximately \$2,300.00. Rebecca made a motion to add two additional speed bumps and tope signs not to exceed \$5,0000. Cristina seconded the motion and was accepted by all members.

Adjournment:

Motion to adjourn by George Good and seconded by Rebecca Wicker. All members accepted the motion.