

Chula Vista Homeowners Association

Annual Board Meeting Agenda

Whetstone Fire Station

September 6, 2023 6:30pm

Call to Order – Meeting called to order at 6:30

Establish a quorum – Board Members present: Doug Martin via remote, Elizabeth Graves, Lori Stewart, Jim McKinley, Amanda Slaven-Fobes

President's Comments –

Vice President Report -

Secretary's Report

- a. Ratify Minutes of Previous Meeting on June 7th, 2023– Board unanimously agreed to except with no corrections.
- b. Board of Directors packets – sign by all present accept President.
- c. Be thinking of becoming New Board Member – elections in 2024.

Treasurer's Report

- a. Status of Account – reports will be posted.
- b. Annual Budget – report will be posted.
- c. Delinquency Report – 5 members delinquent, phone calls have been made.
- d. Insurance Adjustments – Increase rates went up

1.Roads - \$100 (10%)

2.Liability - \$40 (3%)

- e. Zoom Expense – 149.99 per year

proposed to switch to Free Zoom Account and cancel the Zoom expense.

Member At Large Report

- a. Empire Homes Inc. have been working with Jim and making recommendations. Attached Estimate.
- b. Chipseal is very expensive, it would cost about 400,000 to install, and prone to breakdown. Could cost 40-50,000
- c. Ruts are made from acceleration and deceleration, best to keep an even speed to keep ruts to a minimum. Lots of outside traffic besides residence. Delivery trucks
- d. Best Solution is aggregate gravel ABA and regular maintenance.
- e. Increase HOA Dues by 5% to keep up with inflation costs
- f. Rascal Ranch has different road gravel, Its recycled asphalt. It seems to hold up better but there is less traffic on that road.

Old Business:

Speeding continues to be a big issue. Video shared of speeding construction truck flying down the road.

How can the HOA come up with some sort of solution.

Amanda proposed starting a committee to find out more options. Speak to Attorney get Liability to the HOA if an accident occurs. Need community commitment to resolve speeding. Its not just the work trucks but residence at well. It is a private road and all the work trucks, UPS, FedEx, Post Office, and others, maybe they can be contacted. Information will need to be gathered to create a committee. Tabled until a later date.

Improve Line of site to cut back or remove trees for corner of El Rancho & Chula Vista. NW Corner & SW Corner that is blocking the corner.

Larry said he would be ready to donate tractors, labor, others agreed to make it into a work party.

Triangle no longer in use. Back in 2007 the owners allowed the HOA to use this area and the home has been sold. No records show that it was transferred to the HOA legally and the new owners do not want this part of the property used as a storage area anymore. After checking with our prior records, county records, and pioneer title it has been concluded the triangle area of the HOA is no longer in use or in existence.

New Business:

Proposed RV Park on Hwy 82- HOA is not involved as a group. Individuals would need to contact Cochise County Planning and Zoning individually

Director of Development Services, Dan Coxworth, 520-432-9268

Planning Manager, Christine McLachlan, 520-432-9266

Committee to address speeding. Table to get more information in the By-Laws of how to start a committee and their role.

Propose to Remove trees for better visibility NW Corner and SW Corner of El Rancho and Chula Vista. Contact landowners of those properties.

Work Party date and time TBD

Release of the Triangle: Back in 2007 the owners of Lot 9a made arrangements with the HOA to allow the HOA to use the area immediately to the northwest of the bridge for storage of road materials and the HOA uses. Since that time, the property has been sold and the new owners no longer wish the HOA to use the property. Although meeting minutes from 2007 indicate that an easement was surveyed and recorded with the county, a search of the HOA records, county records, and Pioneer Title show no evidence that the easement was ever recorded. Thus, the HOA Board has removed all materials from the Triangle and notified the owners that the HOA will no longer use it for any purposes.

Discussion was made, to set up a HOA Account to pay for items directly instead of personal credit cards of board members to get reimbursements. PayPay Account, Prepaid Credit Card through the HOA bank account. Lori Stewart, HOA Treasurer will check with our Bank.

Call to the Public – opened for discussion

proposed RV Park, all the reasons why they are opposed to it. The zoning of Residential to Commercial will change the environment.

63 members of the community should all go together to be opposed against if it get to the public hearing meetings.

Have the Lawyer look into it if the HOA should get involved.

Board Vote on Motions Made

Motion made and approved: Reimbursement to Lori Stewart for mailing supplies and Zoom Payment for \$238.27

Motion Made by Amanda, 2nd by Elizabeth, all in favor,

None OPPOSED– Motion **Approved**

Motion made: To cancel the Zoom Expense of \$149.99, will continue with a Free Zoom account if needed. Motion made by Jim McKinley, 2nd by Amanda Slaven,

None OPPOSED- Motion **Approved**

Motion made to hire Empire Homes Inc to bring in gravel and maintain the roads.

Motion made by Doug, 2nd by Lori, all in favor,

none opposed. **Approved**

Meeting adjourned at: 7:50pm

Next Meeting to be

Dec 6, 2023 at 6pm