

Chula Vista Homeowners Association

Special Meeting
November 14, 2024, 6:30 pm, at Whetstone Fire Sta. 321

Meeting Minutes

1. CALL TO ORDER: Rick called the meeting to order at 6:30 pm
2. ROLL CALL OF BOARD MEMBERS, AFFIRMATION OF A QUORUM: Present are Rick, Larry, Jim, Amanda and Janet. Quorum was established.
3. OLD BUSINESS
 - A. Review and discussion of the Voting Policy: Tabled until December 4th meeting.
 - B. Review, Discussion, Approval of: Road Maintenance proposal from B. East Grading Services, LLC

Action: Accept and discuss the bid.

Motion by: Jim; Second: Larry. All approved, motion passed.

Review:

MAL discussed after he completed the member survey, he reviewed the Registrar of Contractors. Twelve licensed grading/roadwork companies were Reviewed. Eight were willing to come look at the project. B. East Grading Services LLC had the best proposal. He will be working on the Chula Vista Road from the entrance to about 30 feet past the bridge. They will pull gravel from the ditches. The cost is \$3100.00. The closest bid to this was \$8000.00.

References were checked, he has two other HOA's, one with 4 miles or road and The other with 5 ½ miles of road, and both gave positive references. He usually does their roads during the winter so he doesn't have to buy water, which saves about \$400.00.

Discussion: Contract was discussed, this bid was lower than previous bids. Our plan is to use him again in the Winter/Spring to complete other parts of the Chula Vista if we like his work. We have 63 property owners, of which 20 don't live here but still pay dues, and back roads have limited traffic.

Questions:

1. Were the HOA's providing references close: Pomerene and Benson.
2. When will the work be completed? By the end of December.
3. Is there any guarantee? No lifespan guarantee. Past Companies did not provide a warranty. Discussed in the past, the HOA would have work done 3 times a year. There is no fix to the roads, just maintenance. A long-term fix

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is too expensive. Over a year ago, a bid to pave on the road was \$100,000. It would require concrete ditches as well.

4. Why couldn't the work go all the way down Chula Vista? At the time when we started looking at contractors, The rest of Chula Vista did not need maintenance when we looked at the bid. The distance is about 3700 feet.
5. Why do all the side roads need to get done? The HOA is required to maintain certain roads/easements. Reviewed that the road connects to the original 36 parcel lots. It's in the original deed map.
6. One member asked for clarification on the following he was told: The HOA was responsible to keep the road cleared due to telephone poles. This is not accurate.
7. Would the contractor be willing to do a private road when they are here? Jim did contact them and they are willing to do the work. If you are interested in this, please send a message to the board or post up on Facebook.
8. The Board will send out an email 3 days before and the day before to remind members to slow down and be careful during the work.

Action: Award the road maintenance contract to B. East Grading Services, LLC.

Motion by: Rick; Second by Larry, all approved, motion passed.

C. Discussion of Causes of Road issues:

- i. Handful of residents are speeding
 - ii. Owners have businesses on their property in violation of the CC&R's.
 - iii. Heavy construction trucks and trailers
 - iv. Delivery trucks
 - v. Trash trucks
- a. Our revenue is flat and as more people build homes, we will have more traffic on the road.
 - b. Discussed everyone needs to slow down.
 - c. DPS said they could run radar- we agreed we don't want this.

Questions:

1. Which roads does the HOA cover? It's listed in the CC&R's and on the original deed map. Easements are recorded in book 15, page 19~, Book of Surveys, Cochise County.
2. Can we use speed bumps? The consensus at the time they were tried was that they didn't work, and they complicate road maintenance. The HOA may be liable for damage to cars due to the speed bumps as it is on our property. There was a mention that the speed bumps were effective. Further discussion at the December meeting.

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4. NEW BUSINESS

A. Review, Discussion, Approval, and Possible Action of: Consideration of new CVHOA counsel and legal representation. Present information from Johnathan Olcott Law, Williams & Melo, and Halk, Oetinger, and Brown, LLC. Topic tabled until December 4th meeting.

7. SCHEDULE NEXT MEETING: Regular meeting on December 4, 2024.

9. ADJOURNMENT: Motion to adjourn
Motion by: Larry; Second by Jim. Meeting adjourned.

Secretary

President