

Los Cerritos Area Homeowners Association

General Meeting Minutes – June 23, 2011

Edgewood Community Center

Attendance: All members of the board, and 22 lots were represented. There are currently 73 lots with members in good standing. A working quorum was represented.

7:00 pm. Tom Boyd opened the meeting, and welcomed the members.

7:05 Treasurers Report. Presented by Tom Zipperian. The current treasurer, Sue Kline, was absent due to illness. This summary report is on the last page of the minutes.

7:10 Roads report by Steve Williams.

Steve reported on the recent maintenance on the roads.

- Dust suppressant/ road stabilizer has been applied to portions of Los Collados and a reduced portion of Camino Cerritos. Grading and gravel has been applied.
- Some work related to the special assessment was done, in particular, the asphalt surfaces have been patched. Chip seal has not been applied as we are still short moneys for this work. It is necessary to maintain the integrity of the asphalt surfaces. Failure to reseal the roads will shorten the useful life.
- Questions were posed:
 1. Why can't you apply dust suppression/road stabilizer to my road?
The roadways selected for application of the dust suppressant/road stabilizer are selected based on the number of lots they service. Roads serving more lots received the treatment. The board welcomes other suggestions on how to proceed, but there isn't money to cover the entire neighborhood. Other portions of the neighborhood will likely be covered next time, based on estimates by the board and road committee.
 2. Just what is chip seal?
This is a thick oil layer applied to existing asphalt. Small crushed gravel (<0.5 inch) or "chips" are added to the layer. It helps the road shed moisture, and maintains the integrity of the surface. Williams estimates a 5-7 year life extension.
 3. What did the special assessment cover?
[There was a lot of confusion on this] *The assessment moneys are funds required to perform non-routine maintenance on the paved portions of the road. They include asphalt patching and chip seal. The assessment moneys are not used for any other routine maintenance. Without this extra work, we risk losing our investment in pavement.*

4. Are funds for the special assessment being used only for that activity?
While we maintain only one bank account, we are managing the funds from the special assessment very carefully. Our financial spreadsheets maintain separate accounts for income and expenses from the special assessment.
5. Will the special assessment funds be sufficient to cover all the maintenance on the asphalt roads?
No. The special assessment was an estimate of the costs necessary to do this non-routine road maintenance. Actual costs have been higher. To finish this maintenance funds will need to be saved up in the standard roads funds. There will not be another assessment for this work. We have about \$20k more work required, and remaining SA funds will cover only about \$7k of this.

7:50 Board member nominations to replace Tom Zipperian and Dale Ford.

- Three candidates have received valid nominations: Tom Zipperian, Dale Ford and Debbie Wiebner.
- The floor was opened for additional nominations. None were presented.
- Each candidate was given 3 minutes to address the group. All declined.
- Votes were taken. Tom Zipperian and Dale Ford were reelected.
- The board as currently constituted is as follows.

Name	Term
Tom Boyd	2012
Mike Rariden	2012
Garth Reese	2012
Tom Zipperian	2013
Dale Ford	213

8:05 Officer Elections

The officer positions for President (Boyd), VP(Zipperian) and Secretary (Reese) were unchallenged and will continue for another year. The treasurer, Sue Kline, can no longer continue. A new treasurer must be found. The office of ACC chairman is vacant. Please address ACC issues to a member of the board.

8:10 Treasurer

We entertained the idea of hiring an outside accountant to manage the treasurer position. The bylaws do not prohibit this. It is certainly a lot of work. We don't yet know how much this will cost. We have contacted Rod Flores who indicated he may be willing to volunteer for this position. (Note: Rod has done this in the past, and has done a very good job).

MOTION by TJ Maloy, seconded by Dale Ford. Let us ask Rod Flores if he will serve as treasurer and investigate the use of outside accounting firm. Carried.

The LCAHA Board of Directors has appointed Roderick Flores as Treasurer for 2011/2012 replacing Susan Kline. The First Community Bank (US Bank as of July 16, 2011) on the LCAHA checking account. Signatures will be signed off by Susan Kline and signed on by Roderick Flores. Treasurer always has individual signing rights to the account and so does the President, Tom Boyd.

8:25 New Business

- TJ discussed mowing and snow removal. Dick Porter who has done this in the past, is retiring. We will use neighbors who have equipment at that same rate. TJ is investigating other suppliers for snow removal.
- We discussed dates for the hayride and trick-or-treat. It was proposed that this be held October 29 (a Saturday). General agreement that that would be fine.
- Someone (Debbie Wiebner?) reported that the police in Edgewood have a speed panel that they would be willing to position in our neighborhood on demand. That may help some with speeding issues.
- There was lots of concern about fire danger and fireworks. There is no fireworks ban yet, but some reported that it should be expected in the next few days.
- There was discussion of neighbors who are unwilling to clean up their yards from trash, etc. No actions came from this, but we are encouraged to be good neighbors and encourage others to be so also.

=====8:47 Adjourned =====

POST MEETING:

- Legal notices and notifications of meetings required by the bylaws will continue to be sent out by post. However, if you would prefer to receive minutes and other "non-essential" mailings by email, just send an email requesting this to secretary@loscerritosnm.org.
- Interest has been expressed in making the common area at the south end of Camino Cerritos a "gathering place". TJ Maloy and Bobbie Zipperian have volunteered to work on several ideas for this area, and they welcome any help/input others are willing to give. Presently being explored is the possible acquisition of a small gazebo which would be in need of repair and moving, at our expense. Another idea we would like to explore is some playground equipment. Donations would be needed to acquire both these items, and donations can be made to either Bobbie or TJ - funds will be accounted for, and reported to the Association. We don't want to make this a public park, just an area where neighbors can gather and enjoy watching our (grand)children play!

CONTACT INFORMATION:

- President : Tom Boyd president@loscerritosnm.org
 - Secretary: Garth Reese secretary@loscerritosnm.org
- Website <http://loscerritosnm.org>

	2010 Budget	2010 Actual
INCOME		
Dues		\$65,928.74
Interest		\$78.02
Subtotal Income	\$0.00	\$66,006.76
(\$20,304 is special assessment)		
Expenses		
Legal		-\$802.50
Lien's recording fees		-\$572.00
Website		-\$212.04
Administrative		-\$723.19
Special Assessment-Road Repair		-\$18,995.34
Mowing		-\$1,781.70
Dust Control		-\$9,441.42
Snow removal		-\$2,450.00
Grading		-\$25,685.83
Insurance		-\$2,108.00
Post Office Box Rental		-\$56.00
NMPRC		-\$40.00
Utilities		-\$455.12
Signs and other maint		-\$176.57
Subtotal Expenses	\$0.00	-\$63,499.71

	2010 Start	Current
Assets		
Checking Balance	\$11,325.31	\$13,832.36