

**Los Cerritos Area Homeowners Association
Annual Meeting
June 3, 2023**

Location: The Commons in LCAHA

Attendance:

President: Dianne Christiansen

Board Members:

Kelly DeLora

TJ Maloy

Officers:

Treasurer:

Lyndsi Donner

Secretary:

Jessica Shelby

ACC Committee:

K.R. Scott

Dale Josephson

Roads Committee:

David Nee

Aaron Pennington

Residents from LCAHA

Meeting called to order at 11:00 AM.

President – Dianne Christensen

Appreciation: Dianne expressed appreciation for the opportunity to serve LCAHA for the past two years as President. It was a great experience and she enjoyed serving with a collaborative and team oriented Board. She also thanked the residents that helped in the morning with the Spring Cleanup.

Introductions of LCAHA Board Candidates:

Dianne introduced the candidates for the Board:

Max Knarr - President: He is very even keeled and smart. He is thoughtful and gives good input. He is active serving in the community. He was unable to be at the meeting.

Darrell Rogers - Vice President: He lived in LCAHA around 1995 then lived in ABQ and now he is back and recently build a retirement home.

Jessica Shelby – Secretary: She has lived in LCAHA for 3 years. She has done the secretary role for the past two years and is running again.

Lyndsi Donner – Treasurer: She has done the job well in the past year. Her husband is an Edgewood Commissioner. She has two wonderful boys and is running again.

Patrick Pace - Board member: Patrick is from ABQ and his wife Aneesa, was raised in Edgewood. They have two amazing boys.

Dianne expressed her gratitude for David Griffin, who is rotating off the Board, for his service to the Board for the past two years. He was committed to the role and always attended meetings despite a demanding job as a police officer. Unfortunately, had the flu and could not attend the meeting. We have greatly appreciated his time spent on the Board and appreciate his service to the community as a police officer. Thank you, David!!

Also, expressed her appreciation to Kelly DeLora! She has such a great ability to take in facts and make great observations and is great with technical programs which as been very helpful to the Board. Also, we appreciate her service as a teacher at Moriarty High School!

Dianne thanked K.R. Scott for his time and efforts. He has been a huge asset and a significant help to the Board with technical organizational expertise, relational skills, and bridging the transition in Board members two years ago following the pandemic. We appreciated his fairness as is able to see things from all perspectives. As a former government teacher and a veteran, he is a wealth of knowledge and a wonderful person to have on the ACC for the past 4 years. He also served as Vice President for two years.

Year in Review: The highlights this year was the cleanup in the fall that went well. This is one of the main ways to connect with the community. We get things done and we come together. We did decide on doing the chipping every other year. So, the next time would be 2024.

Chipper Teams: A suggestion was made to form neighbor groups that would spend time on each other's lots cutting trees. Getting together once a year at each members lot and working collectively. If residents are interested in being on a team, they can let Dianne know.

Block Party Connections: Tom and Diana Boyd have done a great job getting the neighbors around Camino Collado together in a driveway for ice cream and socializing each summer which has been a another easy way to connect as a community. Consider doing this in your area this summer.

Open Space Easy Access Gate: The open space easy access gate is almost done. Sincere thanks to Robyn Barela and all the donors for seeing this vision come to fruition. Also, thanks to Kelly DeLora and the MHS welding class for making adjustments to the gate.

Epcor Cleanup at the Water Tower: The Epcor water company is going to clean up the debris around the water tower. Any dumping or cutting of trees in that area is not allowed. We value this community effort by Epcor and want to keep it cleaned up for fire safety.

Honorariums to Secretary and Treasurer: The Board has recognized the increased complexity, time commitment, and skill required for the role of Treasurer particularly since LCAHA moved to Quick Books online. Finding a volunteer in the community of our size, with all the above, is not easy but essential to keep the records and accounting healthy and accurate. Additionally, the role of Secretary requires more time than other Board roles. For these reasons the Board wants to retain the Treasurer and Secretary. The Board made the decision to provide honorariums in the form of waiving the annual HOA fee for the Treasurer and half of the HOA fee for the Secretary effective in 2023.

Roads-David Nee

LCAHA does snow plowing when there is 4" of heavy wet snow. Mike Rariden has done a fabulous job of snow removal. We are very thankful to him for doing this work. Robert Cockburn does the mowing for us, and we greatly appreciate him! We mow the roads for a fire break and so weeds don't ruin the roads. Our goal is to continue to save money for repair work. We patched and filled potholes and alligatoring in the asphalt during the Spring Cleanup to save money by doing the work ourselves. Once we get our kitty higher maybe we can do some more asphalt. The way we judge the roads to be paved are the ones with the most houses. We have bids out for a chip seal on the main asphalt as it is essential to keep it in good repair, so we don't lose what we have already invested in due to lack of upkeep. David introduced Aaron Pennington, who is working on the Roads Committee now.

ACC-K.R. Scott

11 Camino Cerritos has been building for three years. The house is supposed to be finished by August. Another house is still being renovated. They are still remodeling and are going to request to build a garage. We have had permits for sheds. If it is a permanent structure you need to let us know but if it's a building on skids, that's fine. If it's a 12x12 permanent structure you have to get a permit from the town of Edgewood and contact the ACC. If you want a new wall or change your fence, contact the ACC. If there is any change to the outside look of your property you need to ask the ACC.

Secretary-Jessica Shelby

We are trying to do more emails and Facebook to get out the information, so we don't spend a lot of money on stamps, envelopes, and paper. I also do the Halloween Hayride! We are trying to go to six trailers next Halloween so we can keep it to just trailers and not personal vehicles. Also, we wanted to say thank you to Old Mill for our hay! They loan it out to us and it's kind of a production for them to do so and we greatly appreciate it. Please tell them thank you when you shop there.

Treasurer-Lyndsi Donner

Lyndsi recognized Dianne for being President. She has done an awesome job in her knowledge for the Board! Thank you, Dianne! HOA fees billed for 2023 dues are due by June 30th. So far, nothing has been spent on roads this year. There is a \$38,682 budget. For mowing and snow plowing, \$1,250 has been spent. General Maintenance budget is \$756.00 and nothing has been spent on that this year. The utilities pay for the light by the road and that is \$123.59, year to

date. The Administrative budget is \$1,008 and so far \$735.70 has been spent on stamps, copies, and mailing costs. Legal and taxes budget is \$504.00 and \$454.06 has been spent. For the Open Space Easy Access Gate, \$3200.00 was raised for the project and \$2850.00 was spent last year to get it up and going. This year, \$150 was spent for the welding of the gate from MHS welding program. This year, \$450.00 is bad debt for accounting corrections. The Insurance budget is \$1,512.00 and \$895.00 has been spent this year. So far in 2023, \$4,058.35 has been spent this year. We have \$46,341.65 of the budget remaining for expenses. Currently, the checking balance is \$63,356.21. Six lots are not current and two have liens. We are talking to a new CPA to assist us with the LCAHA financials, as needed.

Board Member – TJ Maloy:

Has lived here for 25 years and has helped with community projects through all the years. He thanked everyone who helped with the Spring Clean up that day with the roads and who has helped in the past. He recognized the kids who helped out with the meeting. He gave a quiz and handed out a \$2 bill for the right answer to each one!

Meeting adjourned at 11:48 AM.