

LCAHA Board Meeting

14 April 2011

Zipperian Home



Attending: Tom Boyd, Sue Kline, Tom Zipperian, Mike Rariden, Steve Williams, TJ Maloy, Dale Ford, Garth Reese.

Roads

1. Normal Maintenance
 - a. Simple grading
 - b. Dust suppression
At the general meeting Bill R. and Dave N. had agreed to evaluate the cost/benefit of dust suppression, and recommend placement in the neighborhood. Steve has provided the necessary information. If the report is available, it could help guide the spring maintenance.
2. Paving work.
 - a. Hot mix paving. Estimated at \$19,236 on LC plus additional in the Pines.
 - b. Chip seal. 4500 square yards. \$22000.
 - c. Total is about \$40k, which exceeds our current budget.

Steve suggested proceeding with normal maintenance on roads including a cost of \$5k for grading and \$6k for dust suppression.

Motion: Proceed with asphalt repairs (hot mix paving) up to \$20k. Rariden proposed, seconded by Ford. Carried unanimously.

Motion: Evaluate the dust suppression by application on the areas with most traffic (based on housing density). Proposed by Rariden. Seconded by Ford. Carried.

Motion: Contact David and Bill to determine status of the dust suppression report.

Motion: delay chip seal until late summer, when we may have sufficient funds

Forest Thinning and Access

Rariden has locked the gate due to numerous unauthorized accesses. Lots of chipping in the past 2 weeks. Recent tour with the Santa Fe fire department. SF county is finished with their part of the clearing, but Forest Fitness continues their efforts. They are about 50% complete. The fire danger is significantly reduced. Santa Fe county fire coordinator will be invited to the next general meeting.

Action: Sue Kline will send out the tax exempt letter from the IRS.

Action: Sue will determine the process for renewing liens as necessary.

Dues and Assessments

At the start of February, there were about 36 properties in arrears. Liens have been filed on these properties, and about 24 still remain unpaid. In addition, there are a large number of unpaid assessments for 2011. These were delinquent on March 15.

There was a lot of discussion of how to ensure that all members equally bear the responsibility for funding road and other work.

Motion: We will contact members directly to poll and determine the primary reasons for the late payments. Perhaps some of it comes from the confusion generated on the special assessment. Following this, delinquency notices will be sent out. Other options include filing more liens and hiring a collection agency.

Action: Dale Ford will contact collection agency to determine viability.

Action: Sue will send list of those delinquent in 2011 dues to board members who will poll them by phone.

Other Business

- Tom Boyd discussed weevils that can destroy goat-heads. These cost about \$75 per acre. **Action:** We asked Tom to gather additional information.
- **Action:** Tom to send out several suggestions of dates for the general meeting in June. We recommend meeting on a Thursday night to see if more members may be able to attend.
- We need to think about another treasurer, as Sue will not be able to continue in that role.