



**Los Cerritos Area Homeowners Association**  
**Board Meeting**  
**20 November 2013, 6:30 pm**  
**Wiebener home**

**Board:** Tom Boyd, Garth Reese, Tom Zipperian, Debbie Wiebener, Mike Rariden  
**Officers:**

President: Tom Boyd

Vice President: Tom Zipperian

Secretary: Garth Reese

Treasurer: Tom and Bobby Zipperian

Roads Committee: Steve Williams and TJ Maloy

ACC: filled by the board

**Attendance:** Debbie Wiebener, Mike Rariden, TJ Maloy, Garth Reese, Tom Zipperian, Tom Boyd, Steve Williams.

**Discussion:** The roads committee has operated somewhat autonomously, getting approval and budget from the board, and providing a rough plan of action. Most technical decisions are made directly by the road committee. We intend to continue that model, and where occasionally detailed decisions need to come from the board they should be clear and unambiguous.

**Roads Discussion:**

- Current plan and report. The fall maintenance placed about 170 tons of base course on needed parts of the roads. Dust suppression/road stabilizer was not placed this fall, but is planned for the spring.
- Discussed means of extending the life of the gravel roads.
  - Milled asphalt looks nice initially, but large clumps are formed which are extremely difficult to manage.
  - Chip seal applied to sufficient base course can provide good long term solution. Williams pointed out a stretch of road along McCall road that was sealed about 11 years ago and is still doing well.

- Road stabilizer/dust suppression has very good track record. Mike reports that one car \* 1 mile of road = 1 Ton of dust/year. That is more than cut in half with proper treatment.
- May concrete a skirt in a very high traffic area.
- It is kind of late to apply road stabilizer/dust suppression this fall. The road cannot be too wet and it can't be freezing when applied.
- Motion to apply a light coat of road stabilizer/dust suppression if weather permits. Total cost under \$5k. Will cover sections of Camino Cerritos and Los Lomitas. Motion passed 4 to 1.
- We plan to try a section of the road with chip seal next spring. The estimated cost is about \$12k to cover a 500 foot section. That section will require additional grading and gravel to prepare for the seal.
- Discussed snow removal. Mike Rariden, John Wiebener and Eugene Barela will be local team to do this work, under TJ's coordination.

Treasurer Activity:

- We have about \$29k in balance, with income of \$41,032 and expenses of \$29,242. Detail of the expenses is shown in the chart.
- There are 4 lots who are not paying, and a number over \$500 in balance.
- Motion: all lots in arrears by more than \$1500 will have a collections agency called in, and lots with more than \$500 due will have liens applied. Motion carried unanimously.
- Tom Z will look into collections.

