



Los Cerritos Area Homeowners Association
Board Meeting
26 March 2013, 7pm
7pm Zipperian home

Board: Tom Boyd, Garth Reese, Tom Zipperian, Dale Ford, 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: Dale Ford, Mike Rariden, TJ Maloy, Garth Reese, Tom and Bobbie Zipperian, Tom Boyd.

Liens:

- Discussed that liens are accomplishing something. In the case of Lot 69, an outstanding balance of \$321 will be paid at closing. It is unlikely these would be paid without the lien.
- There are 18 properties currently in arrears. Four of these properties owe more than \$1400. We still have a problem.
- Dale Ford moved that we use \$500 as the threshold to establish liens. Seconded by Garth Reese. Passed unanimously.
- Discussed other means of collecting dues from those who owe the most.

- Road Maintenance agreement requires that we charge 1.5% interest per month on unpaid balances. The treasurer will be making this assessment and it will be included on the mailing this month.

Road Maintenance and Assessments:

- Current balance is just over \$19k. Expect funds from assessment to begin arriving shortly.
- Steve Williams has requested \$18k to address “Spring Maintenance”, which is primarily grading, gravel application and road stabilizer/dust suppressant.
- MOTION: Tom Boyd moved that we raise the assessment to \$350. Seconded by Dale Ford. Motion carried.
- Discussed road expenses. Mike suggested that we should try to keep costs down if at all possible. Is there some way the next maintenance could cost less without long term negative impact? The dust suppressant/road stabilizer seems to be working – the roads are very solid and impervious to moisture.
- Action: TJ is to ask Steve to define the scope for the next maintenance. Mike would like to discuss alternatives with Steve.
- MOTION: Tom Zipperian moved that we approve the requests for funds to perform maintenance up to \$18k. Tom Boyd seconded. Motion passed.
- We discussed future experiments to evaluate chip seal on a lower traffic subdivision road. Clearly there are not funds for that now. Some would like to have general association approval before any such step.

Fence line on Lot 1 violates Easement:

- The fence very clearly violates our easement. A letter was sent requesting that it be removed. The owner asked for an extension to address some medical issues. That extension was granted, but time is now up.

- Action: Tom Boyd will write a letter addressing these issues.

Commons Area Development:

- Bobbie suggested that we may be able to do some development (playground, shelter, etc) at very low cost. Do we want to pursue this?
- We need to identify and discuss any insurance issues.

Neighborhood Cleanup:

- There was some recent tagging in the neighborhood. The vandalism was addressed immediately and paint removed. Thanks!
- Tom Boyd has replaced the light at the mailboxes.

Association General Meeting:

- We must have a general meeting between June 1 and June 25.
- Locale has been a problem.
- Action: Garth to evaluate a possible locale in June. Prefer a Thursday evening.

Adjourned: 8:40