



**Los Cerritos Area Homeowners Association  
Board Meeting  
30 July 2013, 7pm  
Reese 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 and Bobbie Zipperian, Tom Boyd.

Dale Ford is out of town on business, and is unable to work on the board. He recently submitted his resignation.

Motion: Accept Dale Ford's resignation and relieve him from responsibility on the board. Proposed: Reese. Seconded: Boyd. Unanimously passed.

Motion: Appoint Debbie Wiebener to Dale's position for the remainder of his term, when she takes responsibility as a newly elected board member. Proposed: Reese. Seconded: Boyd. Passed unanimously. Debbie agreed to accept that responsibility.

Request for a waiver on the fence on Lot 1.

The fence encroaches about 4 feet into association property. We discussed several details, i.e.

- All were concerned that this has gone on this long. The fence is out of compliance, we have repeatedly asked them to move it, and ACC approval has not been granted.
- It will be difficult for the association to develop or maintain that easement because of the culvert and difficult terrain.
- Lot owners have moved things next to the fence line.
- The board has responsibility for future use of that easement.
- The lot owners have received repeated requests to move the fence. They are in default.

Motion: that we deny this request for a waiver. Proposed: Boyd.

Seconded: Reese. Passed unanimously.

Motion: that we compose a letter to the lot owner, informing them that we will remove the fence if it is not removed immediately. Reese will compose the letter. Passed unanimously.

Motion: a similar letter to be sent to lot 4, requesting that they also move their fence.

Mailings should go out in the next few weeks to send assessments for the last half year. Note that there are several new families in the neighborhood. We want to welcome them. Also, the neighborhood clean up will likely be August 24. We also need help with the ACC.

Discussed several ACC issues. We decided that Rariden and Boyd would do a neighborhood walk through (as ACC reps) on Monday.

Discussed the budget that was proposed by the treasurer at the last homeowner's meeting. Moved to approve that budget.

Roads Discussion:

- Have noticed significant savings in the costs of grading because of the use of the road stabilizer/dust suppressor.

- Committee will examine the roads in September, with goal of completing and seasonal maintenance by mid October.