



Los Cerritos Area Homeowners Association

Board Meeting

24 February 2014, 7:00 pm

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, Garth Reese, Tom Zipperian, Steve Williams.

Agenda:

- Roads Work
- ACC issue
- Budget

Roads

Last November, the board approved a motion to investigate chip seal over a section of Camino Cerritos with the aim of reducing maintenance and improving road quality. Steve Williams obtained estimates for that work, as well as an alternate bid to pave that section with a 2 inch asphalt pavement. Because of favorable timing and associations, the pavement estimate is no higher than the chip seal. Each is estimated at about \$25k for the section of the road starting at existing pavement and proceeding 50 feet past the intersection of Camino Cerritos and Camino Estribor.

The board expressed concern that proceeding with pavement may preclude grading and application of dust suppression on the remaining portion of the roads. The current budget balance is \$30,342, which is insufficient to do all the above work. However, annual assessments will be sent out within two weeks, and past years' performance indicates that we will have sufficient funds well before the paving is to be contracted, near the end of April. In the unlikely case of a shortfall, other work could be delayed.

Motion: (Mike Rariden) We plan for a late April paving, grading and dust suppression application as money allows, with an upper limit of \$40k. Seconded by Garth Reese. Debbie Weibener and Tom Zipperian voted in the affirmative. Motion carried.

ACC action

Construction of a car shelter on the side of a detached garage is in violation of neighborhood covenants. While the structure itself meets neighborhood standards, the location is an issue. Garth is to draft a letter outlining the ACC on granting a temporary waiver.

Budget

The board is concerned about the increased the cost of the annual assessment each year. Combined with reduced snow removal costs this year, the current assessment allows for a modest investment in road improvement, while maintaining the existing roadways. There will be no increase in the assessment this year.