

Los Cerritos Area Homeowners Association
P. O. Box 3958
Edgewood, NM 87015-3958



<u>Board of Directors</u>		<u>Officers</u>		<u>Committees</u>	
David Nee	281-4736	Pres: Debbie Wiebener	281-0377	Roads: Steve Williams	286-2284
Tom Zipperian	286-1721	VP: David Nee	281-4736	ACC: vacant	286-2414
Debbie Wiebener	281-0377	Secy: Garth Reese	281-6658		
Garth Reese	281-6658	Treas: Tom Zipperian	286-1721		
Mike Rariden	286-0838				

Board Meeting Minutes
October 21, 2014

Attendance: Garth Reese, Mike Rariden, Debbie Wiebener, Tom Zipperian and David Nee from the board. Also Steve and Trena Franck.

Agenda:

1. Election of officers
2. Coordination of signature authority for writing checks
3. Discussion of how to better communicate with roads committee.
4. Request for bus route change
5. Fence issues
6. New homeowners/covenants-bylaws
7. Natural Gas proposal (will contact J. Grant to see where this issue stands as of today)
8. Halloween organization for future events

Election of Officers:

We discussed, and selected the following officers. Motion to sustain the following officers (made by Rariden, seconded by Reese). Passed unanimously.

President: Debbie Wiebener

VP: David Nee

Treasurer: Tom Zipperian

Secretary: Garth Reese

Discussed potential to directly pay Megan Zipperian for accounting and book keeping work. That was declined.

Discussed payment to support application and renewal of Notary Public. Passed unanimously.

Action: Tom Zipperian. Facilitate that payment.

Action: Debbie to contact Mary to ask for help with secretary responsibilities.

Signature Authority for Checks

Signatories must all appear at US Bank in Moriarty on the same day. We must have a copy of the minutes of the meeting selecting officers.

Action: Garth, Debbie and Tom to try to coordinate for this Friday. We will remove all other signature authority, i.e. Boyd, Flores, Kline.

Bus Route change Request

This was discussed at some detail. The primary points were:

1. This has been a hot topic in the past.
2. Changing the route now could cause problems in the future.
3. There could be damage to the roadways from the bus turning around in a limited area.
4. Changing the route would be safer for the child.
5. We would like to remove the association from the decision process. The roads can support a bus (that is our decision). The bus schedulers should be coordinating the locations and schedule for pick up.

Motion: we will draft a letter to school granting approval for them to use our roads in the way that they deem effective for the safety of the students. Motion passed 3 to 2.

Action: Tom Zipperian will draft that letter. Debbie Wiebener will follow up as needed.

Fence Issues

- We have had some discussions with TJ Maloy who requested approval on his fence. We are late in responding. Further action was taken post meeting.
- Two other fences have been installed with no approval and in violation of the covenants.

Action: Garth Reese to write letters to these two neighbors. Note that the association has exceptions to their fences which violate covenants.

Natural Gas Information

While we didn't quite reach the 45 members that the gas company was looking for, it is expected that they will run pipe into the neighborhood. Such a decision is to be made by the first of November. All concerned expect that they will do a quality job and show respect for association properties including roadways. (See note at end for an update).

Halloween

There were a number of concerns about how this was handled this year. One big concern is the liability that the neighborhood can incur if outside drivers are used. There were at least four local trailers that were identified as available (Maloy, Zipperian, Berglund, Rariden). Others are also available.

Action: Garth to contact Maria to request that we use only local drivers.

Decision: Next year this event is to be run by the board.

The board also agreed unanimously that this should be an alcohol free event.

Recent Interactions with the Roads Committee

We have had great support from the roads committee over the years. Our roads are very nice, thanks especially to work from Steve Williams and TJ Maloy. Also, that work has always been

done within the association budget. We recognize that we have not done a very good job lately in communicating with these excellent volunteers, and want to improve in that area.

Action: David to talk with Steve and Debbie to talk with TJ.

Info: Generally we are very pleased with the road work. We see a lot of value in the road stabilization and would like to see it applied twice annually where budget is sufficient and where other higher priority items do not conflict. Right now, it is clear that the drainage problems caused by silted in ditches pose a significant risk to the roads. There may be other such items that the roads committee identifies.

Budget and Finances

The current budget is about \$19k. Recent roads work is expected to deplete that by about \$8k, and we don't expect much income until spring. This should leave sufficient balance for snow removal and spring maintenance.

Respectfully,



Garth Reese
Secretary, Los Cerritos Area Homeowners Association

Post Meeting:

10/23 The EMW Gas Association Board met last night and has decided to go ahead and bring Natural Gas into our neighborhoods with the 38 homeowners that signed up. They will be sending an email to all those that signed up, as to the specifics and such. Of course, as we discussed this won't be in place until next winter, for full use, but that allows homeowners who signed up to begin saving for their conversion costs.

Jon Jones, the engineer for the project would like to talk to the Board and Road Committee, to assure us of the plans and how they will proceed.

10/24/14 signature authority obtained.

10/24/14 We noted that TJ has submitted his request for a waiver in good faith. At least two board members have inspected the request, and found it has merit. The proposed 12 foot setback looks good on this part of the road. A deeper set back looks "funny," as reported by the board. There is adequate access to utility lines and adequate easement for that part of the road. Garth recommends that we approve that request for a waiver. Agreed to by Tom and Debbie, with no dissenting votes.