

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: Shannon Siewert	602-550-2592
Debbie Wiebener	281-0377	Secy: Garth Reese	281-6658		
Garth Reese	281-6658	Treas: Tom Zipperian	286-1721		
Jack Clarke	286-5158				

Minutes of Board Meeting. May 16, 2016 at Nee offices.

Attendance: David Nee, Tom Zipperian, Debbie Wiebener, Garth Reese and Jack Clarke

Discussion of letters

- There are two letters. One to the general population, and a second letter to the homeowners who will receive legal action. The second letter will state that your account is being turned over to a collection agency for action. It will reference minutes of this meeting.
- **Garth will rework** general letter somewhat.
- **Garth will draft** collections letter.

Actions for Unpaid Dues

We discussed the issue. As a reminder:

1. Members more than \$1000 in arrears will have a lien filed against their property.
2. Members owing more than \$2000 will be assigned to a collection agency.

The covenants and bylaws provide for the defaulting member to pay all legal costs (which are substantial for collections). In addition, penalties can extend to foreclosure on property.

Election

- Nee, Reese and Clarke are up for election
- Jack Clarke was nominated for reelection. David Nee would prefer not to run, but if no one else applies, then he will. Garth Reese will not accept a nomination.
- David Nee would prefer to work with the roads committee as a permanent member. He could do that as a board member, but would prefer to have one role.

Road Maintenance

- It was **proposed and passed** unanimously that the road committee proceed with spring maintenance, with a budget not to exceed \$15000.

- We would like to keep mowing costs this summer below \$1000. John Wiebener will be mostly unavailable for help. We hope that Mike Rariden can help with this. **David will communicate with Roads.**

General Meeting

We need to hold a general meeting in June. The draft agenda is being prepared. Jack will check on availability of the Lutheran church for this meeting.

Neighborhood Safety

- Debbie has contacted the police, and granted permission to write ~~speeding tickets~~ in the neighborhood. Officers can always patrol and cite for legal violations.
- Neighborhood watch is starting to get going.
 - We need block captains. A block captain oversees 8-10 homes, and forms a sort of phone tree.
 - Previous block watch got caught in some personnel issues at the police. It could move forward now. Debbie is a champion for this.
 - Suggested we post a block watch sign.
 - The neighborhood watch will be discussed at the general meeting.
- We discussed speed humps at some length. Jack presented some options. No vote was taken. We would like to discuss at general meeting.
- We discussed possible use of a gate at the entrance. This is a possibility. It is not clear how much deterrence that is. It does slow traffic, but that is not all negative. No action.
- Discussed potential surveillance cameras and associated posting. No action.
- Discussed Halloween.

Text should read: ... permission to write *warnings for speeding*, as approved by the board. Secretary did not report minutes accurately. 6/2/2016.