



Los Cerritos Area Homeowners Association

P. O. Box 3958

Edgewood, NM 87015-3958

Los Cerritos Board Meeting. August 2, 2018

Attendance:

Tom Zipperian, Mike Rariden, Jay Judge, Joan McMorran, Charlotte Nee and David Nee (roads committee)

Where: Rariden home, Camino Cerritos

When: August 2nd from 6:30 pm to 8:45 pm

Agenda:

Roads:

Paving, grading, dust suppression, general maintenance.

Meeting brought to order at 6:30 pm

Jay opened meeting with the general discussion of road conditions, road stabilizer/dust suppression and paving.

David gave a quick history of the roads maintenance program including the annual/semiannual grading, dust suppression and addition of base coarse at numerous times over the years. He expressed concern for the rising cost of road stabilizer/dust suppression and that, in his opinion, it is becoming cost prohibitive.

David presented a hand out which included a few different options for fall road work. These options included applying dust suppression, applying no dust suppression, and paving of various lengths of roads on Camino Cerritos and Camino Collado.

On behalf of TJ Maloy, David presented an offer to the association for a loan in the amount of \$15,000 payable in 360 days at 2% interest to be used in conjunction with existing association funds for the advancement of road paving with the condition no further dust suppression would be applied. Jay expressed appreciation of this offer, but stated he did not feel it was a good idea to have the Association encumbered by a debt of this type. Other Board members concurred with this opinion.

Tom stated that TJ Maloy has had a very good history of serving the association and making recommendations to the Board.

An in-depth discussion continued as to the need for and timing of road stabilization products, the quality of the road grading performed, the current conditions of the roads and the benefits of road stabilizer. The discussion pointed out that the recent road work had already started to degrade/wash-board on Camino Cerritos and road work/grading/stabilizer must be done in sequence for the most benefit.

The costs associated with the grading and road stabilizer were also discussed as was the limited availability of affordable road work contractors. Mike introduced the idea of LCAHA purchasing our own equipment for applying road stabilizer. Then we would not be committed to the scheduling conflicts we have experienced in the past. He has done some research on equipment and product. He will bring specifics to next Board meeting for discussion and perhaps for a decision on moving forward with doing road stabilizer ourselves.

Tom agreed that owning our own equipment could solve many problems we've had in the past. He also reminded us to look at all aspects of the options, as all products are not equal in quality. There are many different formulas available and they all require a different application method, have different equipment requirements and would probably even have varying degrees of environmental impacts. Tom also asked Mike to investigate an option of renting the equipment.

It was generally agreed upon by the Board to hear Mike's further investigation on product and equipment.

Joan asked for clarification on the estimates of the paving. David stated that the original estimate for the paving of 800ft by Albuquerque Asphalt was used to arrive at the estimate for paving 1200ft. However, we will secure an updated estimate before we commit to any actual work.

Jay stated that the consensus at our general meeting was to pave 800ft.

Tom stated that the association currently has approximately \$47k available.

A discussion ensued regarding the forgoing of road stabilizer at this time and the pros and cons of that action. Discussion also included where and how much to pave. Board agreed that we have already established an acceptable methodology of which roads receive the most traffic that serve the most lots. Many more aspects of road issues were covered. These discussions culminated as follows.

Jay made the motion for:

- Road paving of 1200ft on Camino Cerritos
- Speed Humps to follow at a later date
- Dust suppression after Fall Assessments are collected

Motion was approved by all present Board members voting “yes”.

Discussions of road and associated topics were completed.

Jay inquired with Tom as to his level of satisfaction with his position of Association Treasurer. A discussion pursued and with the acknowledgment of Tom and his family's long term service and devotion to the association. Tom rendered his resignation as Treasurer with the appointment as Mary Cockburn as his replacement.

Actions:

Mike will pursue actionable specifics regarding dust suppression.

David will secure a revised paving quote for a Board member's signature and will coordinate with Steve Williams and TJ Maloy for paving project.

8:45 Meeting adjourned

Minutes typed by Charlotte Nee. Approved by Jay Judge (President) and Michael Rariden (VP).