

October 28, 2020

LCAHA Board Meeting

Meeting brought to order on October 28 at 6pm via phone conference to discuss needed road maintenance. Present were Shannon Siewert (President & Board), Mary Cockburn (Treasurer & Board), Mike Rariden (Board & Road Committee Chair), Joan McMorran (Secretary & Board) and Frank Corona (Road Committee).

Mike sent an email to Board Members regarding a bid he received from RNH Asphalt to provide the following services:
Grade and prep roads (\$1,000.00)
Install chip seal on roads (2 layers on cul-de-sacs) (approx 115,461 square feet) (\$115,461.00)
Roll using hydrostatic roller for maximum compaction (\$480.00)
Subtotal (\$117,421.00)
Discount (\$57,421.00)
Tax (\$0.00)
Total (\$60,000.00)
Work would be done over approximately 5 days; beginning on November 2.

Mary provided the Board with a worksheet from 2012-2020 to show that the HOA has spent \$234,768.73 during this time frame on the roads. She also reports, that our current HOA balance as of today is \$83,733.94 (with some dues not received yet).

Mike led the discussion regarding the road plan which would include Camino Collado up to the turnoff at Lomas, Lomas Hill, Camino Estribor to the end of the cul-de-sac, the turnaround at the end of Camino Cerritos, and the main road in the Pines. Benefits from the chip seal application: No grading or routine maintenance required for approximately 8-10 years on treated surfaces (saves \$23K per year on average) and no more mud or dust. Everyone in the both subdivisions will benefit when all work is completed in the spring of 2021. NOTE: A 2' - 4' shoulder along the roads was not treated to accommodate horses, joggers and walkers.

Joan brought up the fact that the turn onto Lomas gets very muddy and asked if an apron could be added. Mike suggested considering the roadwork continue to the end of Camino Collado and treat the associated cul-de-sacs for approximately \$6,000 more.

Mary made the motion that the HOA hire RNH for this road work. Joan seconded the motion. All Board members agreed. The motion was passed.

Mary then brought up how it has not been possible to hold the annual meeting for the HOA. This was to be done in June. Due to the COVID-19 regulations by the Governor, currently no gatherings over 5 people are allowed. It has never been more than 10. To have a quorum of HOA members more than 10 is needed. It was discussed about using Zoom to hold the meeting, but was decided not to.

Mary made a motion that all Board members and officers continue to volunteer

until we are able to hold the annual meeting. This was seconded and all agreed.

Shannon has arranged for this meeting to be held at Valley Christian Church and if still available when we are able to have this meeting it will be set up.

It was discussed the road work notice will be posted on the HOA website as well as at the mailboxes.

A notice to all HOA members on the annual meeting and the current Board and Officers willing to volunteer until the Governor allows mass gatherings of at least 40 or more to be posted on the HOA website as well as at the mailboxes.

A motion to adjourn the meeting was made and was seconded. The meeting was adjourned.