

LCAHA Board Meeting Minutes

August 25, 2021

Attendance:

President: Dianne Christensen

Vice President: K.R. Scott

Board Members:

TJ Maloy

David Griffin

Officers:

Treasurer: Mary Cockburn

Secretary: Jessica Shelby

Guests:

Kevin Christensen

Francis Bock

Eric Bock

Dale Ford

David Nee

Frank Corona

Location:

Comfort Inn & Suites

Dianne brought the meeting to order 6:27 pm at the Comfort Inn & Suites.

Dianne began the meeting by speaking to the Board about being intentional in creating a positive LCAHA culture. She solicited their input as to what they felt would add to this effort. Input given follows:

- Respect for others and their opinions.
- Listening for understanding and with an open mind to the ideas of others.
- Working together towards solutions for the common good of the community.
- Expressing volunteer appreciation.
- Maintaining a positive and emotionally safe Board meeting environment. If anger arises, Dianne will end the discussion and it will be picked up at a later time.
- Mentoring others within the community so the volunteer positions can be learned and rotated.

Board Reports:

President

Neighborhood Clean up Day, Oct 16

K. R. reported on his chipper rental research for the cleanup day. We need a 12” chipper to handle the needs. We will be charged for the hours of use. We will use it 8 hours based on demand and if needed, will increase the usage for up to 16 hours, making it available for Oct 16-17 to The Pines and the main Los Cerritos neighborhood. TJ Maloy offered to haul the chipper to

Los Cerritos. K.R. made a motion to the board to not exceed more than \$1000 to rent a chipper on October 16-17 in support of the community clean up day. Seconded by David Griffin. Seeing no discussion, a vote was in order. All were in favor so motion passed.

K.R., Dianne, and Jessica will work on an organizational plan for the clean up day and get this information out to the community in a flyer soon.

Halloween Hayride

The Halloween hayride is Saturday, Oct 30 at the Commons at 5:30 pm.

Community Garage Sale proposal

Dianne was approached by Maria Bergland, a realtor in the area, to have a Los Cerritos community garage sale. She would cover the advertising costs, organization, execution, and hand out water by the front entrance. There was a point brought up by Board members about the security of random people driving through the neighborhood. After discussion and input from David Griffin, a police officer, the Board arrived at a solution of having it in one common location which could be monitored. Dianne proposed a motion to have allow a community garage sale at the Commons area at a date to be determined but not on the weekend of the cleanup days, October 16-17. There was no discussion and all were in favor. The motion passed to advise Maria that the Board approved for her to organize and execute a community garage sale on a date other than October 16-17, 2021 should she decide to move forward. Dianne advised her of the decision by phone on August 26.

Front Gate

A committee has been formed for the front gate. Dianne appointed Abel Gastelum as Chair. Other members are Kurt Lentz, Tom Boyd and Kevin Christensen. They will begin updating the gate bids, as well as costs for design plans, dirt work, electrical, taxes, bonds, permits, rock drilling and ongoing maintenance costs.

Open Space Easy Access Gate

The anonymous donor is willing to donate the gates and materials. There were no actual estimates on costs done previously so Robyn Barela will obtain this information. Donations are needed to cover the installation costs.

Chip Seal Project

Mike Raridan continues to move forward in getting the chip seal redone on the roads. The rain has prevented this from happening earlier. He has solicited bids for water damage that must be repaired on several roads prior to the chip seal being laid. Then it can be scheduled.

Hospitality Committee:

Dianne has asked Stephani Carpenter to serve as Chair. She will let Dianne know of her decision. TJ will ask Sheri Maloy if she has a copy of the Welcome Packet she developed for the community.

Road Committee:

Dianne has asked David Nee to serve as Chair of this committee and he is considering it. David has lived in Los Cerritos for 20 years and has served on the committee in the past.

Possible Fire Safety Committee:

Frank Corona attended the meeting and expressed continued concern for the fire safety of our area. Dianne asked if he would be willing to look into getting help from the Soil and Water Conservation department, as he discussed, and report back to the Board. He agreed to do so.

Finance Committee

David Griffin made a motion to remove Garth Reese and Mike Raridan as signers on the bank account and put K.R. Scott and Kelly DeLora as the signers on the bank account. TJ seconded the motion. There was no discussion. All were in favor and the motion is passed. The final minutes will be signed by all Board members and Mary will coordinate the trip to the bank for this action to be taken.

Dianne made a motion to give Mary the authority to update the Quick Books account up to \$300 this next year and up to \$600 for years after that to keep the Quick Books up to date. K.R. seconded. There was no discussion. All were in favor so the motion passed.

Francis Bock has agreed to serve on the Finance Committee. She has lived in Los Cerritos for 3 ½ years. She was in banking 13 years and currently does accounts payable, payroll and human resources.

An audit is required every 3 years and LCAHA is due for this to be done. Frances will research what is required to move forward.

Secretary

Jessica addressed the progress on the new LCAHA Google website Kelly DeLora has been working on which will be more interactive and much easier to post to. Also, Jay Judge has a Facebook page created for Los Cerritos. The Board agreed to review both of these sites at the next meeting when Kelly and possibly Jay could be in attendance.

ACC Committee

K. R. reviewed that \$2000/year was spent by the association for mowing. There has been a standing agreement with Mike Raridan for snow removed. If there is wet snow of 4" or more, he plows. If the snow is dry and 4" or less, he does not plow. This arrangement has been working well but will be reviewed at the next meeting.

Lopez's at 37 Camino Collado are closing in a back porch. Molinar's approval that is in place has the one year expiration approaching. The ACC is reviewing additions also. There was discussion about the house for sale at 36 Lomas. It was under contract and is no longer. The driveway drainage is causing road problems on Lomas Dr. K.R. advised the selling agent of the need for this to be corrected prior to the house selling. Mary tried to make contact but could not get in touch with the owners regarding back assessments. Dianne made a motion to file a lien on 36 Lomas for past due assessments since it is currently for sale and the owners left not forwarding

information. K.R. seconded the motion. There was no discussion. Vote was all in favor and the motion passed.

Subsequent Board email discussion followed in which Mary advised she had been able to reach the listing broker. The 36 Lomas Drive owner is deceased and the home is now in the estate. Repairs are being made and it will be re-listed soon. The broker requested the back due assessments statement and said she would send it to the title company and the fees would be paid upon closing when the house sells. This eliminated the need for a lien. Dianne made a motion via email to not put a lien on 36 Lomas Drive, as voted on at the August 25, 2021 Board meeting in light of updated information received from the realtor, but to send the current statement to the listing broker to be paid at closing. K.R. seconded the motion. No discussion followed. The vote passed with all in favor.

Volunteer Appreciation!!

The Board expressed appreciation to Kelly DeLora for setting up a new webpage for the Association! TJ Maloy cleared out some culverts around Lomas Dr! Thanks so much!!

Next meeting: Tuesday, September 28 at 6:30 pm. Comfort Inn and Suites Conference Room

Dianne adjourned the meeting at 8:15 pm.