

## LCAHA Board Meeting 12/21/2021 Zoom Meeting

### **Attendance**

President: Dianne Christensen  
Vice President: K.R. Scott  
Board Members: TJ Maloy  
Officers: Secretary: Jessica Shelby  
Road Committee: David Nee

### **Location**

Zoom Meeting

Dianne called the meeting to order at 6:32 pm.

The Agenda was approved.

Dianne talked about the Conflict of Interest forms. The Board and Officers are getting them signed and will return them to Jessica for the records.

In the time of Covid-19, it is very hard to get anyone to come out to give the Association competitive bids. Companies are overwhelmed and understaffed, so to get them to come out for a smaller job is very difficult to do.

**Fall Clean Up** and chipping was a huge success!! The Board heard wonderful things from our association residents and the consensus was to do it next year as well. K.R. is the volunteer of the quarter! He managed the organization and problems that arose with kindness and efficiency. He was able to pull off a wonderful event! A big **Thank You** to everyone who came out and helped, not only with your property but with all your neighbors as well. A thanks also for those that provided food and drinks for the workers.

**Front Gate Status:** We have 2 gate bids. The gate committee has networked for months trying to find contractors to provide estimates, without success. They then requested what the additional gate work would cost (moving the electrical) from the gate companies. One provided an estimate of \$6500. The other company is working on a rough estimate. One contractor that is well recommended provided drawings of possible structure designs on the east side of the entrance to match the Los Cerritos signage on the westside. This will make the entrance look complete and add the value residents want in the presentation of the gate and the subdivision. It will also assist in having a barrier on the east side of the gate, though a spilt rail fence will still be required to match the other side. He is working on a bid for this and to move the electrical.

Dianne has requested the Gate Committee submit a report of the estimates with all the work required for the front gate so this can be mailed to residents. It is essential that all residents know the status and costs of the gate. They also need to know what other work is critical such as asphalt repair in the spring. (If this is not done, we run the risk of loosing the paving we have to disrepair.) The Board discussed a possible survey of

residents at this point to assess their priorities. It looks like the costs of the gate may exceed the \$25,000 allocated and voted on at the last annual session in June 2021. The final bids will hopefully come in after the holidays and a mailing to residents in February.

**Open Space Easy Access Gate:** Dianne met with Robyn Barela and Barbara Flemming and went over the status of this project to date. The donor has gotten most of the materials together and could have a V gate, per the design presented at the June 2021 annual session, fabricated by June 2022. Robyn is getting an estimate from a contractor. Dianne requested they put together a proposal for the Board but again, reiterated, the Association cannot provide funding, as per the vote at the annual 2021 meeting. Costs will need to come from private donations.

**Chip Seal Road Project:** The contractor was supposed to make repairs over Thanksgiving but it appears nothing was done. The Board will address this issue after the new year to generate possible solutions.

**Treasury report:** Mary sent estimates for the now legally required 3 year audit for the association. Basic audits run \$3,000-5,000. The average small non-profit averages \$10,000. The Board will continue to network for more estimates.

**Secretary:** Jessica continues to work with Mary on the neighborhood email roster.

**Website:** Kelly DeLora was not at the meeting to update.

**ACC:** KR said the ACC has had several action items including new construction at 2 Arbolado Ct; pending construction at 3 Lomas Dr and 11 Camino Cerritos; improvements at 2 Cerros Ct and 19 Lomas Dr; and pending requests include a garden and watering system at 98 Camino Cerritos and goats at 63 Camino Cerritos under the 4-H provision. Interest in goats has been brought up by other members of the Association. The Board will address this in the new year.

**Road Committee:** David Nee is waiting to see how wet the roads get to assess how the gravel holds up during the winter months. We must address the asphalt repairs in the spring. He has one bid and will solicit others but again, getting bids is very difficult for small projects. Mike Rairidan has been doing the snow plowing in the past. The Board will re-confirm this is still workable for him with winter months ahead

Meeting adjourned 7:29pm.