

**Los Cerritos Area Homeowners Association**  
Board Meeting Minutes for 3/22/2022

**Attendance:**

President: Dianne Christensen

Vice President: K.R. Scott

Board Members:

Kelly Delora

David Griffin

TJ Maloy

Road Committee:

David Nee

Officers:

Treasurer: Mary Cockburn

Secretary: Jessica Shelby

Guests:

Gayle Short

Alix Seldon

Tom Boyd

**Location :**

Comfort Inn & Suites

Dianne Called the meeting to order at 6:02 pm.

**Reports:**

***President: Dianne Christensen***

**Front Gate:** The gate committee has been working diligently since August securing bids for a gate, installation, electrical work, and an additional structure to give the entrance a finished professional look. Members were chosen for their skills and knowledge of mechanics and construction. David Nee, Roads Committee Chair, has also been consulted.

The requested bids were for the following:

- Well made with quality parts to be long lasting.
- Easy to operate and maintain without requiring a monthly cell plan to be paid by the Association. Easy to use remotes were requested similar to garage door openers. Residents would purchase their own at a cost of \$30-40/each.
- A company with a customer service department that would be easy to contact for repairs.
- A solid warranty.

In addition to the gate estimates, electrical work will be required, a survey, and most likely other small expenses such as dirt work. A bid for a structure on the east side of the Los Cerritos entrance similar to the west side or a version of it was solicited to give the entrance a finished professional look as well as to keep vehicles from simply going around the gate to gain access. The two cost summary options are below:

Gate installation	\$27,000
Move electrical only	5,600-6,500
Building an east side entry structure including electrical	18,175
Survey for gate placement (estimate)	750
Tax	
Option A – Gate and electrical work only	\$34,250 plus tax
Option B – Finished entrance with gate and east side structure	\$45,925 plus tax

Given these estimates were considerably above the \$25,000 cap set in the vote for a front gate at the June 2021 Association meeting, the Board will not move forward with the gate construction at this time. A resident survey is being mailed in the next several weeks to gauge continued interest and support in addition to other Association matters. If there is continued interest and willingness to raise funding, the Board will look at options in the future.

**Chip Seal:** RNH is working with us and returning calls. The owner is having a problem with getting workers, post pandemic. Additionally, weather and the moisture content of the roads only allows this work to be done at specific times, of which several have been agreed upon. Only to be missed due to the labor issues. Dianne is getting complaints about all the gravel on the road. David Nee, Road Committee Chair, will pursue the warranty matter further and discuss options moving forward with RNH. The Board wants this resolved in the next several months.

**Open Space Easy Access Gate Entrance:**

Dianne has been working with Robyn Barela who has been getting an estimate for improved gate access to the community open space on the south end of the subdivision. The proposed plan aligns with what was presented last year at the annual Association meeting. Robyn is soliciting donations from supportive residents to pay for the enhancements. In addition, a 12 foot v-gate is being fabricated and donated by June 1 for the first gate. The second gate will be a replacement of a gate not put up by the Association. Kelly DeLora made the motion to approve the gate plan and it was seconded by David Griffin. Motion passed and the Board approved the plans. Dianne, K. R., and Robyn will meet with the adjacent neighbors for their input, as a courtesy. As a member of the Park and Recreation Board, K.R. reminded us the open space is NM State Trust land that allows hiking, biking, and horseback riding but no motorized vehicles, hunting, or firearms. Discussion of notifying emergency services of the gate codes was discussed. Later information was obtained that gates are required to have an emergency box. All emergency agencies have a master key for these boxes and inside gate codes are noted for emergency access.

### **Recruitment for officer positions in 2022-2023**

We need to recruit people with the skill sets needed for the various positions. Dianne suggested volunteers to apprentice a position to learn the role. If we have a strong continuity within the Board the annual transition would be easier. Also having a guide for the incoming volunteers would be helpful. K.R. and Dianne talked about giving the Treasurer and Secretary a stipend of some sort as these positions take more time.

### **Annual Meeting Time Change:**

Dianne has had input that the Saturday morning meeting time is not convenient for many residents. The Board decided to ask residents on the coming survey for input.

### ***Treasurer: Mary Cockburn***

As of now there are 8 lots that owe HOA fees. There are two people that have liens. Right now, there is 70,457.03 in the checking account. Mary has also sent the taxes off to H&R Block. The Audit for our association will have to be soon, legally by next year.

### ***ACC: K.R. Scott***

11 Cerritos with the white posts has been contacted.

62 Arbalato Ct. has made a lot of progress.

36 Lomas Dr. is closing at the end of the month.

Cerro Court meets code and is being worked on.

### ***Roads Committee: David Nee***

David got 6 quotes for the required asphalt maintenance of the roads. He noted estimates are difficult to obtain because the larger companies do not want small jobs. David's suggestion is to maintain the asphalt that we have already and in the future, consider adding aprons to several roads to assist in long term maintenance and also add several more speed bumps. Kelly DeLora made the motion to accept the proposal of Sunland Asphalt and allow the Roads Committee to continue with a final proposal. K.R. Scott seconded the motion. All were in favor and no one opposed. Motion passed.

No new business.

Meeting adjourned at 8:08 pm.