

**Los Cerritos Area Homeowners Association**  
Board Meeting Minutes for 10/5/2022 via Zoom

**Attendance:**

President: Dianne Christensen

Vice President: Max Knarr

Board Members:

Kelly Delora

David Griffin

TJ Maloy

ACC Committee: K.R. Scott

Road Committee: David Nee

Guest: Kevin Molinar

Dianne called the meeting to order at 5:31 pm. She stated the main purpose of the meeting was for the Board to consider removing the Cease and Desist order against 11 Camino Cerritos since the owner, Kevin Molinar, has met the requirements requested on behalf of the Board in the initial Cease and Desist letter dated August 16, 2022. Dianne asked K.R. to review the steps that have been taken to date by Kevin Molinar.

K.R. Scott reviewed the following:

1. Evidence that the Town of Edgewood has removed their Cease and Desist Order.
  - The Town of Edgewood confirmed that they lifted their Cease and Desist Order once Mr. Molinar renewed his permits.
  
2. Evidence that all your required permits are approved by all governmental bodies involved and identification of their expiration dates.
  - Mr. Molinar provided copies of his foundation and plumbing inspections and a copy of his approved permits by the Town of Edgewood and the NMRLD (New Mexico Regulation and Licensing Department).
  
3. Submission of updated house designs and construction plans that match your approved permits.
  - Mr. Molinar stated that there were no changes to his original plans submitted and the footprint of the construction completed so far indicates that he is building the house design he submitted last year.

4. Submission of a timeline by which you plan to complete your house and the identification of a supervising licensed Contractor to oversee your progress.

- Mr. Molinar has submitted a timeline that will allow him to finish his home by the Town's permit expiration date (April 2023) and our 1 year completion requirement (May 2023) found in the Restrictive Covenants. Further, both TJ and I have met with his Contractor, Richard Carrillo, who is actively licensed in NM. Mr. Carrillo indicated that the timeline presented by Mr. Molinar is possible to complete within the time limits.

5. A thorough cleaning of your property to include removal of cut down trees, loose construction materials, and trash.

- Mr Molinar and his family have cleaned the cut down trees and loose trash on his Property.

6. Maintaining your property in a neat and clean manner even when you begin construction again including a portable toilet on site.

- While we don't know that the site will remain clean, my frequent visits to the site to remind his family and other workers should make that happen. The requested Portlet is on-site.

7. Painting of your white fence poles a natural color to blend in with our environment and community. Brown or tan would be appropriate colors.

-Mr. Molinar's father quickly painted the poles ending a two-year visual problem for our homeowners.

The Timeline Mr. Molinar presented and his Contractor confirmed was possible (exactly as presented):

### **11 Camino Cerritos New Property Timeline**

#### **11 Camino Cerritos Continuing Timeline**

-August-September/ Foundation

-September-October/ Septic Tank Installation, Set up for Framing, Land Fencing

-October-December/ Framing

-January- February/ Framing Done, Electrical, Plumbing Finish, HVAC, Inspections

-February-March/ Insulation, Dry wall, Flooring, Cabinets, Stucco, Roofing

-March-April/ Finishing touches and Landscaping

Other Notes:

- The Contractor did say that there would need to be much concrete work to repair the current concrete problems. The Contractor also said that the house would require three retaining walls placed on the North, west, and south side to make sure the foundation remains stable.

- The Contractor agreed with TJ's recommendation that they would need to put in gravel on the driveway to help reduce wear and tear on the road. Additionally, the Contractor understands our requirements for culverts.
- The Town of Edgewood is keeping a close eye on the progress of this construction and has been in contact with the NMRLD to assure his permits with them are correct.
- There have been many communications breakdowns in dealing with Kevin Molinar, his father, and the draftsman, Richard Rodriguez, who put this house plans together. I have had to run down the Construction Engineer who did the slope study on the property and the first Contractor identified by Mr. Molinar who had no connection to this project. In the future, I will only communicate with Mr. Molinar, his Contractor and perhaps his father regarding site cleanliness if required.

Following this review, TJ Maloy asked Mr. Molinar if the contractor was confirmed to stay on the construction project through its completion. Mr. Molinar said he was. Dianne reiterated his fencing needed to be approved by the ACC. He agreed. David Nee stressed that it is in Mr. Molinar's best interest to get gravel and a culvert on this driveway as soon as possible because any damage to Camino Cerritos will be repaired at his expense. K.R. Scott confirmed that he would only be communicating with Mr. Molinar and the Contractor to eliminate miscommunication in the future. There was discussion on which permits have been submitted. K.R. will call CID and discuss the foundation permit with the inspector. Dianne advised Mr. Molinar that we all want the same thing, a well constructed home. Mr. Molinar agreed. Dianne made a motion to remove the Cease and Desist order placed on 11 Camino Cerritos, owned by Kevin Molinar. Kelly De Lora seconded it. All were in favor and the motion passed.

Dianne gave a brief summary of the coming Clean Up Days on October 15-16. Sign ups have not been very high and last year it was a real problem with those that did not sign up putting limbs out at the last minute. This year we will hold to the deadline of Tuesday, October 11 and schedule the chipper according to how many participants we have registered. Max Knarr made a suggestion to let the neighborhood know sooner next year. It was agreed this would be helpful. In the interests of saving postage, the association tries to mail the notices for the clean up day and the hayride with the billing.

Dianne advised straw was being sought for the hayride if anyone had any leads. She will ask Old Mill again as they provided it last year.

David Nee stated several roads needed road work before the winter months. David stated our previous contractor has retired so securing contractors is difficult. TJ suggested we authorize David Nee to spend up to \$5,000 on this needed road work. Dianne made a motion to authorize David Nee to spend up to \$5,000 on necessary road work. David Griffin seconded it. All were in favor and the motion passed.

Dianne advised the Open Space Easy Access gates have been completed. We discussed the need for the red emergency box. Dianne will call the Edgewood Fire Dept for more information and TJ offered to assist in installing it.

The time of adjournment was not noted but it was approximately 6:30 PM.