

Los Cerritos Area Homeowners Association
Board Meeting Minutes for 11/2/2022

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

Officers:

Treasurer: Lyndsi Donner

Secretary: Jessica Shelby

Guests: Shannon Siewert

Aaron Pennington

Location :

Comfort Inn & Suites

Dianne called the meeting to order at 5:31pm.

Reports:

ACC: K.R. Scott

Three waivers to discuss.

First, Shannon Siewert came to talk about he and his wife having bees. The Board agreed that bees are helpful in many ways and would be of benefit to the community. Kelly moved that bees are an approved insect for the neighborhood and David seconded. All agreed and the motion passed. KR will write a general waiver for bees for the future.

Second, Aaron Pennington has requested to build a permanent carport building. The plans are well done and comprehensive. He obtained agreement from his neighbor, Pat Maloy, to be over 15 ft but under 30 ft from his property line. The ACC has approved this waiver. David Griffin made a motion to pass the waiver and Kelly seconded it. All approved and the motion passed.

Third, David Griffin has requested to build a fence. The side fences are on the property lines requiring the waiver of the 30 foot distance from side property line. His lot really cannot accommodate this distance. He received written approval from his adjacent neighbors on both sides. Kelly made a motion to approve the waiver and Max seconded it. All agree and the motion passed.

President's Report: Dianne Christensen

Board Values and Guidelines: Dianne reviewed the previous Board's values and guidelines established at the beginning of the last terms of office. They were very intentional in creating a new welcoming, cooperative, and positive atmosphere where Board members were able to work from their strengths and talents forming a strong effective team. They had a great year and were successful in creating a healthy Board culture. Dianne reiterated the standards:

Gratitude – Expressing appreciation to volunteers

Grace- Giving the benefit of the doubt to others

Respect- Understanding we all come from different backgrounds and experiences but being unified in serving the interests of the association not individual agendas

Listening – Listening with open minds for understanding and working cooperatively to discover solutions that serve the best interests of the community as a whole.

Forgiving-Differences will happen but the only way through is forgiveness.

Confidence-Keeping Board issues confidential

No toleration for anger-Anger never accomplishes anything good and it creates stress. She stated, as President, she will protect the meetings and not allow anger to escalate. Angry discussion will be terminated and we will move on and table the discussion for another time.

Fall Clean up Days:

Good community engagement with volunteers. Not as many residents used it as last year but stated it was a great community benefit. David made a motion to have the woodchipper every other year and a traditional fall cleanup day, beginning in 2023, on the alternating year. Dianne seconded it. All approved and the motion passed. (Note: A "traditional" clean up day has been done annually historically and involves community maintenance projects, helping neighbors, hauling trash, repairing community road projects etc.)

Halloween Hayrides: It was a great success! We are recruiting for next year for a coordinator, drivers with trailers, and straw. Many thanks go to The Old Mill Feed Store and Jennifer for loaning the straw. So many people helped this year, and it was so appreciated.

Open Space Easy Access Gates sign: The Board will create a sign for the new Open Space Easy Access gates acknowledging the generous donors who contributed to making the improvement possible.

Communication:

Maintain the current website. Begin using the email/phone list for improved online communication continue to send informational updates with assessments twice a year.

Community:

Foster a greater sense of community through welcoming new residents and organizing semi-annual community events. Most of our events fall in October. It would be good to encourage another time of connection in the summer months, possibly smaller get togethers by streets.

Treasurer Report: Lyndsi Donner

We mailed statements for the 2022 2nd half dues at the beginning of October. We have been collecting dues regularly since mailing the statements out. Currently, 7 lots are not current on dues. Of these, 2 lots owe less than \$500, 3 lots owe more than \$500 and there are 2 liens currently in place.

I am still looking into options for lot owners to pay HOA dues via digital payments. So far, the services I have researched all charge a fee. I will continue researching and will hopefully have a list of options ready for the next meeting.

I have reached out to the auditor that was referred to me for the HOA audit. I am waiting to hear back from them about cost.

\$3,200 was generously donated for the back open space gate. To date, 2,850 has been used for this project. There is currently \$350 remaining, which will be used for the remaining costs and maintenance.

The current balance in the checking account is: \$41,474.64. (As noted above, \$350 of this is specifically for the back open space gate project.)

Communication:

Maintain the current website. Begin using the email/phone list for improved online communication continue to send informational updates with assessments twice a year.

Community:

Foster a greater sense of community through welcoming new residents and organizing semi-annual community events.

Secretary: Jessica Shelby

We have a Facebook Page

https://www.facebook.com/groups/767463521372738/?ref=share_group_link

Also, residents are encouraged to send Jessica your emails and numbers so she can continue to update the Phone/email list. jessicashelby@hotmail.com

Roads: David Nee

Reaching out to contractors and having a really hard time with them getting back to him. Looking at potholes and drainage problems that needs to be done before winter.

Adjourned at 7:23pm

