

**Los Cerritos Area Homeowners Association
Board Meeting
Wednesday May 3, 2023
Comfort Inn & Suites**

Attendance:

President: Dianne Christiansen

Vice President: Max Knarr

Board Members:

Kelly DeLora

TJ Maloy

David Griffin

Officers:

Treasurer:

Lyndsi Donner

Secretary:

Jessica Shelby

ACC Committee:

K.R. Scott

Dale Josephson

Roads Committee:

David Nee

President – Dianne Christensen

Dianne called the meeting to order 5:35pm.

Officer and Board Recruitment: Recruiting ideas were discussed for the open positions President and 1-2 new Board members for next year's board and officers.

Spring Clean Day: Spring clean day will be Saturday June 3rd at the Commons area. Grass needs to be mowed. The Los/Las Lomitas sign in the Pines, also the stop signs behind trees needs to be taken care of. The Association will buy: the hotdogs, buns, condiments, paper goods and the residents can bring their chairs, tents, blankets, drinks in coolers, fruit, cookies, and games for kids!

Tentative Schedule:

7:30- 11:00 AM Work Crews

11:15-12:00PM Annual Meeting

12:00-1:00PM BBQ

Epcor Cleaning up brush piles at the water tower: Dianne has received complaints about the brush piles up by the water tower. She met with residents and wrote EPCOR. They subsequently agreed to clean up the area. The Association is very grateful for their full cooperation!

Open Space Easy Access Gate: The V-Gate gate needs to be taken down and made wider for horses. Kelly will ask the Moriarty High School FFA/Welding class will be helping with fixing it. (

This was subsequently arranged and the gate is being repaired by the class. Our appreciation to the teacher and students for their community service. The Board will pay for any materials needed with the remaining donated funds for the gate. The Fire Box also needs to be put in.

Roads-David Nee

The gravel roads need grading, and the asphalt road needs repairs. Doing the work ourselves is less expensive but it may be better to go with a longer lasting solution. He is going to get at least 3 estimates for repairing the asphalt road. He is also considering the merits of doing chip seal on the asphalt road.

Dianne moved to allocate \$20,000 to David Nee to use for the maintenance on the roads at his discretion for the spring. Kelly DeLora 2nd the motion. Everyone agreed, no one opposed, motion passed.

ACC-K.R. Scott

K.R. gave an update on the Molinar house and an update on the Cerro Ct. house. K.R. did bring up a safety concern of not having more than one way in and out of the neighborhood. He suggested that another exit be created down by the Commons that would remain locked except in the case of an emergency. K.R. has started recruiting for the ACC because he will be stepping down. Thank you so much for your 4 years of service! It is so appreciated!

Treasurer-Lyndsi Donner

I mailed the out the 1st half 2023 HOA dues invoices and newsletter April 1st. We have collected \$11,925 has been collected in the last 30 days.

Thanks to Dianne for reaching out to lots 4 and 33 regarding the audit errors. As a result, Lot 4 has generously paid the 2nd half of 2019 HOA dues. She wants to officially ask the board to officially agree to write off Lot 33 overdue 2nd half of 2019 HOA dues as bad debt due to accounting errors.

Dianne moved that we write off Lot 33 overdue second half 2019 HOA dues in the amount of \$225 due to an accounting error. Kelly DeLora 2nds the motion. All in favor, motion passed.

Lot 4A3Bhas surpassed the \$1,000 threshold for overdue payment amount. I have mailed the lot owners "friendly reminders" 3 times over the past year. I have not received any correspondence from the lot owners regarding any of their dues. The last payment made for this lot's dues was on 4/29/2021. As of today, this lot owes \$1,007.23. This total includes HOA dues from the 2nd half of 2021 through the current 1st half 2023 HOA dues, plus finance charges. \$726.64 of this total is 90+ days past due. Does the board wish to move forward with placing a lien on this lot, or does the board wish to wait since \$280.59 is not yet "past due"? The Board chose to wait.

I am asking the Board for approval to move on from our current tax professional at H&R Block

and consider working with CPA Karma Whelchel going forward. When I spoke to Karma via phone, she stated she charges \$50/hr.

\$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. The current balance in the checking account is \$61,030.21 (As noted above, \$350 of this is specifically for the back open space gate project.)

Dianne moved to allocate \$1,000 to Lyndsi to engage Karma Whelchel as the CPA for LCAHA. TJ 2nds the motion, all agreed and motion passed. Dianne noted that the bookkeeping has become considerably more complex using the cloud version of Quick Books and requires a Treasurer with expertise in this area, which Lyndsi has. We also need to engage the CPA to look into how our association is officially categorized as there appears to be no records of this.

Secretary-Jessica Shelby

No new updates

Meeting adjourned: 7:46PM