

**Los Cerritos Area Homeowners Association
Urgent Board Meeting
Monday, May 22, 2023
Comfort Inn & Suites**

Attendance:

President: Dianne Christiansen

Vice President: Max Knarr

Board Members:

Kelly DeLora

TJ Maloy

ACC Committee:

Sharon Siewert

Dale Josephson

Guests:

Steven and Shelly Matousek

President – Dianne Christensen

Dianne called the meeting to order 5:30 pm to address several urgent Board issues.

ACC Extension for Kevin Molinar: Dianne advised that per the email to K.R. Scott, Kevin Molinar has been making steady progress on building his home but he needs an extension from the ACC. K.R. recommended a three month extension and the Board agreed. Max Knarr moved that the LCAHA give Kevin Molinar a building extension for his home until August 31, 2023. Kelly DeLora seconded the motion and all were in favor. The motion passed.

Gift to FFA at Moriarty High School: In appreciation for the FFA welding class at Moriarty High School fixing and widening the horse opening to 36 inches on the Open Space Easy Access Gate, Kelly suggested a donation from the remaining funds that were donated specifically for this project. Dianne moved that a gift of up to \$150 be authorized from the remaining donated funds by the Board to be given at the discretion of Kelly DeLora in a form specified by the teacher. TJ Maloy seconded the motion and all were in favor. The motion passed. Kelly then confirmed that a check from the LCAHA made out to MHS Welding for \$150 would be the form of payment. Thank you to the Moriarty High School welding class for this great community service!

Long and Short Term Rentals in LCAHA: Steven and Shelley Matousek attended to notify the Board after email correspondence with the ACC that they are planning to rent their home periodically on a short term basis when they are away. The ACC asked the Board to review this request. The Board noted that there are several long term rentals in the community and there

are no covenants that specifically address rentals. In the case of short term rentals the Board will ask for the following to be provided to the ACC to be placed in the residents file.

- The short term rental company being used and a brief description of what guests must provide in terms of identification to register.
- A brief description of how the home will be managed with the names and contact information of those managing noted.
- A copy of the Home Guidelines given to guests.
- A copy of any short term rental registration required by the City of Edgewood. (Dianne confirmed with Christina Ortiz from the Santa Fe County Growth Management Department that LCAHA is not in the Santa Fe County jurisdiction of Ordinance 2022-7 requiring registration of short term rentals.)
- Notification (out of courtesy not approval) of neighbors on either side of the residence.

Honorariums to the LCAHA Treasurer and Secretary: The Board recognizes that in recent years the role of Treasurer has increased in complexity, responsibility, and time. The change to Quick Books online was necessary but also requires someone with knowledge and expertise to perform the role of Treasurer, as many volunteers may not have this knowledge base and skill set. The accuracy of our Association finances is crucial. Additionally, recruiting for LCAHA Board and Officer positions has been increasingly difficult as very few are willing to serve. The Board also acknowledged that the role of Secretary is also more time consuming than many other Board roles, particularly when volunteers cannot be found for the Halloween Hayride, Clean Up Days etc. For these reasons, the Board wants to retain the Officers, Treasurer and Secretary, as long as they care to run for office for the health and stability of the Association. The Board would like to acknowledge the additional time of these roles by providing an honorarium in the form of no HOA dues to the Treasurer and half dues for the Secretary. TJ moved that the Treasurer, not be charged the annual LCAHA HOA dues of \$225 twice annually beginning with the current assessment due June 2023. The Secretary, will be credited the first half of the HOA annual dues of \$225 due in June 2023 and charged \$225 for the second half of the year. Kelly DeLora seconded the motion. All in favor and the motion passed.