

Los Cerritos Area Homeowners Association
Board Meeting
Wednesday January 31, 2024
Comfort Inn & Suites

Attendance:

President: Max Knarr

Vice President: Darell Rogers

Board Members:

Dianne Christensen

Patrick Pace

Officers:

Secretary: Jessica Shelby

Treasurer: Lyndsi Donner

ACC:

Dale Josephson

Roads:

David Nee

President: Max Knarr

Max called the meeting to order @5:33PM.

Max asked if we could update the website for the HOA. For the past several years, TJ Jones has been contracted with the HOA to provide webmaster work. We have been trying to get into communication with him but the past couple of months have been difficult. The Board is shifting duties away from a paid contractor to an in-house volunteer if we can.

Max is also looking to update committee chairs and see if we can get anymore volunteers. We are also looking forward to the Association meeting in June and upcoming elections.

Treasurer: Lyndsi Donner

Currently 14 lots are not current on dues. Of these 11 lots owe less than \$500 and 3 lots owe more than \$500. There are 2 liens currently in place.

Lyndsi has sent all the HOAs tax documents to Karma Whelchel, the HOAs CPA, last Thursday January 25, 2024. As of 1/29/2024 the tax documents are completed and she will be filing them.

Open Space Easy Access Gate: A generous \$3,500 has been donated for this project. To date \$3,000 has been used. There is currently \$350 remaining.

The current balance in the checking account is: \$82,977.57. \$350 is separate from the association account. 10% is set aside for administration costs and reserves. 90% of the budget is earmarked for roads.

Roads: David Nee

Right now, they are not doing too much. He has a crew do a little work as needed. Robert Cockburn did some mowing for us. Mike Rairdon did plow once.

Darell, David, and Lyndsi have created a draft report for road expenditures over the last 10 years. This report categorizes costs by type of work (dirt road, paved road, snow removal, weed control etc. . It's a huge endeavor and Darell, Lyndsi and David's work is very appreciated. They are reviewing how inflation is eroding the amount of work we can get done and trying to determine how future budgets (dues) will be impacted by inflation. Dues have remained constant for 7 years while inflation has risen 22%. The cost of gravel has increased 40% since 2013 and asphalt has increased 20%. They hope to have a 5-10 year plan that will project future costs.

ACC: Dale Josephson

Current approved Projects:

3 Arbolado Ct. Dale and Mary Josephson, a 16x25 ft garage. ACC approved this on Dec 6, 2023 with an estimated completion date of Feb 5, 2024

20 Camino Collado, Mike and Loretta Hardin, a 24x30 foot garage. Acc approved on Dec 13, 2023, slated to begin work on Jan 24, 2024 an estimated completion date of Feb 16, 2024

36 Lomas, Aaron Pennington, driveway asphalt and deck addition. ACC approval pending review with David Nee to check on drainage to Lomas. This will be approved unless there is a drainage problem.

11 Camino Cerritos, Kevin Molinar, New Home. KR Scott has had this under his prevue for quite a while. Kevin has stated he is waiting final inspection. KR and I will meet with him next week. The scrap roofig materials have been cleared away and the grounds now appear nice.

Meeting adjourned 6:51PM