

Los Cerritos Area Homeowners Association  
Board Meeting Minutes  
May 6, 2024  
Comfort Inn & Suites

**Attendance:**

President: Max Knarr

Vice President: Darell Rogers

**Board Members:**

Dianne Christensen

Patrick Pace

TJ Maloy

**Officers:**

Secretary: Jessica Shelby

Treasurer: Lyndsi Donner

**ACC:**

Dale Josephson

**Roads:**

David Nee

Max called the meeting to order @5:35pm.

Treasurer- Lyndsi Donner

Lyndsi started by saying currently 5 lot are not current on dues and 59 lots have not yet paid the 1<sup>st</sup> half of the 2024 dues. Of these, 1 lot owes less than \$500 and 4 lots owe more than \$500. There are 2 liens currently in place. She sent invoices for the first half of 2024 HOA dues via e-mail and USPS mail at the beginning of April. She is considering sending an opt in or out option to those who have email addresses on file so we can correspond mainly through email with lot owners. It will save on time and expense. Lyndsi had the taxes filed on Feb 7, 2024.

Max made a motion to put a lien on lot 67 until the lot is paid in full. Dianne seconded the motion. All in favor, the motion passed.

The current balance in the checking account is 93,991.41. \$350 is for the Back open space gate project. As established in the budget, 10% is set aside for admin costs and reserves and 90% is earmarked for roads.

Roads- David Nee

May-August 2023 Robert Cockburn mowing \$1250.00

May 29<sup>th</sup> Life and Vitality Weed Control Spraying entrance of subdivision \$400.00

June 1<sup>st</sup> David and TJ patched and sealed a few areas of the asphalt

June 3<sup>rd</sup> Annual clean-up, TJ coordinated several crews of volunteers to patch and seal various areas of the asphalt road.

July 28<sup>th</sup> -30 Robert Cockburn mowing \$1125.00

Sept – December 2023

October 26<sup>th</sup> -27<sup>th</sup> Robert Cockburn mowing \$400 (touch up for hayride)

Nov 4<sup>th</sup>-5<sup>th</sup> Wes Odle and crew with NM T&S Service completed road maintenance work consisted primarily of repair to drainage ditches and specific problematic areas of the gravel road surface. Fifteen yards of road base was spread, leveled and compacted as needed throughout the subdivision. The total cost of this project was \$5,029.37.

Jan-April 2024

March 16<sup>th</sup> (snow event) boarder line accumulation to meet the criteria to warrant plowing and elected not to plow.

Max makes a motion to allocate up to \$10,000 for gravel road work. Darell 2<sup>nd</sup> all in favor and the motion passed.

Max makes a motion to allocate \$10,000 for asphalt road maintenance. Darell 2<sup>nd</sup> all in favor and the motion passed.

ACC- Dale Josephson

Lot 17 has their occupancy certificates and are done!

Website update:

Jessica put that we are located in Edgewood, NM. Updated Jan minutes and updated positions. The Board is looking at working with the website. The Board is also looking into finding storage for our records online.

Spring Annual Meeting:

The location will be the commons for the meeting on June 15<sup>th</sup> at 4pm. The road work will start @8.

Max makes a motion to allocate \$300 for activities and gift cards for the annual meeting. Dianne 2<sup>nd</sup> the motion. All in favor motion passed.

Patrick Pace -Bylaw changes:

The first change would be for Bylaw 2.5.1. He proposes it go with what the state says. At least every three years, the Board shall provide for a financial audit, review, or compilation of the association's records in accordance with generally accepted accounting principles by an independent certified public accountant and shall be made available to lot owners within thirty calendar days of its completion.

The second bylaw change proposal, 17.1. He proposes to change 17.1 last sentence to, such ratified changes will go into effect immediately upon being signed by the President and Vice President before a Notary Public pursuant to NM Stat 53-8-12. Bylaws to be subsequently filed with the Santa Fe County Clerk for record retention and public availability.

Max makes a motion to amend the bylaws to align with state laws. Darell 2<sup>nd</sup> the motion. All in favor and the motion passed.

Meeting Adjourned 7:44pm