



Minutes of General Association Meeting

June 18, 2013. Lutheran church in Edgewood

Attendance:

There were 18 voting lots represented at the meeting, which was the minimum required to do business.

Summary of Decisions Made:

1. Elected Debbie Wiebener and Tom Zipperian to the board for a two year term. Tom Boyd, Garth Reese and Mike Rariden continue their 2nd year.
2. Officers of the association are unchanged.
3. Decision to add a small survey to the next mailing to gage the interest in community shade structure in the common area.
4. Approved a motion to install a split rail fence near the entry of the Pines. This is a 30 foot section, for esthetics only, at an estimated cost of \$130.

Road Report (Steve Williams):

1. Dust Supression/stabilization
 - Could we apply this to personal driveways at owner's expense?
Maybe. We will talk with contractor.
 - Could we apply to the entire subdivision?
We are limited in funds to do this, but we are trying to rotate through most of the roads in the subdivision. Cul-de-sacs are not yet on that list.
 - Several people commented that the product is making a better roadbed that sheds water much better.
2. Do we know anyone who does driveways?
 - McNalley
 - Barber's have some contacts
3. Suggested that David Nee to added to the official road committee.

Treasurers Report (Tom Zipperian)

- We have made a transition from a manual method and spreadsheet tools to a more professional bookkeeping software.
- We are filing liens on those in arrears. In 2011 we filed 17 liens. There are now 10 active liens. Total fees in arrears are about \$14k. Liens should be renewed every two years, but even if not renewed, they can continue to affect transfer of title or refinance.
- There are 92 lots in good standing, and about 10 who are somewhat behind. There are 10 who are very much behind.
- We discussed using a collection agency on those who never pay.

Neighborhood Cleanup (TJ Maloy)

- Issues with lights, entryway, vandalism have been taken care of.
- Will need to address a culvert, trash cleanup, a dead tree.

- We will also address the SE easement.
- The cleanup date will be later in the summer, probably in August.

Discussed the Homeowner's association act (Garth Reese)

1. We believe that we can fully comply with all requirements of the act. Few things need to change, as most of the law addresses things we already do.
2. Board meetings are generally open to the public, and minutes from these meetings are posted to the website. However, we will notify the members by sending out an email to those with a registered email address, and by posting a bulletin at the entry. We will not provide a U.S. postal notice.

Election of Board Members:

Two board members are up for reelection: Tom Zipperian and Dale Ford. They were both nominated to fill those spots. Debbie Wiebener was also nominated to the board.

Elections were conducted and count made by neutral parties (Megan Zipperian and Karen Wright). The results are that Debbie Wiebener and Tom Zipperian were selected to the board for a two year term, effective 1 November 2013. We express thanks to Dale Ford who's service to the community has been exemplary.

Election of Officers

It was moved (J. Wiebener) that officers remain as presently constituted. This was seconded and approved unanimously.

New Business

1. Pavilion and potential playground equipment discussion. (Bobbie Zipperian)
 - o Metal shade structures ranging in cost from \$1200 on up.
 - o Such a structure would need to be funded by donations
 - o Playground equipment may be obtained for \$1000 or so.
 - o Would consider bark or shredded rubber materials for ground coverage
 - o Current insurance would cover this.
 - o Some expressed concerns for policing the area. We may be "inviting outsiders" into our area.
 - o Concern expressed about privacy, and potentially the need for lights.
 - o Some would like to see an overall development plan.
 - o Some are concerned it wouldn't be used.
 - o Action: moved and approved. To add a small survey to the next mailing to gauge the interest in such a structure. Bobbie will draft the survey.
2. Motion to approve a split rail fence near the entry of the Pines (Barber). This is a 30 foot section, for esthetics only, at an estimated cost of \$130. Approved.
3. Discussed fees. Members are concerned that the 10% fee increase per annum is rather large, and would like to see the increases level off. No actions taken.

Garth Reese

Secretary, Los Cerritos Area Homeowners Association

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minutes drafted, 6/19/13. Revised 6/29/13