



# Los Cerritos Area Homeowners' Association

P. O. Box 3958

Edgewood, NM 87015-3958

<http://LosCerritosNM.org>

### Board of Directors

|                 |          |
|-----------------|----------|
| Tom Zipperian   | 286-1721 |
| Debbie Wiebener | 281-0377 |
| David Nee       | 281-4736 |
| Garth Reese     | 281-6658 |
| Mike Rariden    | 286-0838 |

### Officers

|                       |          |
|-----------------------|----------|
| Pres: Debbie Wiebener | 281-0377 |
| VP: David Nee         | 281-4736 |
| Secy: Garth Reese     | 281-6658 |
| Treas: Tom Zipperian  | 286-1721 |

### Committees

|                       |          |
|-----------------------|----------|
| Roads: Steve Williams | 286-2284 |
| TJ Maloy              |          |
| ACC: Vacant           |          |

## MINUTES OF ANNUAL GENERAL MEETING

**Location:** Church of Jesus Christ of Latter Day Saints. Edgewood

**Date:** Wednesday June 17, 2015

**Time:** 7:00 PM

**ATTENDANCE:** There were 16 voting and one non-voting members at the meeting. This is a quorum for the 81 current members in good standing.

### AGENDA

- Welcome
- Treasurer's report
- Road Committee's report
- EMW gas line work. "Job planning" for contractors will be held June 3, with construction to start soon. Details at our general meeting.
- Board member Elections:
- Election of Officers
- new business

### TREASURERS REPORT

#### TOM ZIPPERIAN

Details of the treasurers' report are included at the end of this document. There was discussion of:

- current bank balance
- A few individuals have the primary outstanding unpaid dues.
- We charge significant interest on unpaid dues. Liens are established on lots with unpaid balance. We may also employ a collection agency.

## **ROAD COMMITTEE'S REPORT**

**STEVE WILLIAMS AND TJ MALOY**

- Spring work was less than usual because of the upcoming work establishing a gas line to the community.
- Fall road work will not be initiated until after the gas company has completed its work.
- There will be a fall work day, probably in late September.
- We intend to improve the equestrian access through to the Smith subdivision (on the SE corner of the property).

## **GAS LINE INSTALLATION**

**JON JONES**

- There are challenges putting the gas line within the road easements, especially near the entrance.
- There are also challenges routing the 4 inch main from Entrada del Norte along 66 to the neighborhood.
- These challenges are delaying the construction. It is expected that the bids will be due soon after the 4<sup>th</sup> of July.
- Estimate starting late July (at the soonest). Completion is estimated in September.
- Typically costs for natural gas are about half the cost of propane.
- There may be places where the main lines leave the road easement, but they will stay within the fence easement.

## **ELECTION OF BOARD AND OFFICERS**

Debbie Wiebener and Tom Zipperian were re-elected to positions on the board. The officers will remain unchanged.

|                            | 2013 Budget        | 2013 Actual        | 2013 Difference    | 2014 Budget        | 2014 Actual        | 2014 Difference    | 2015 Budget        | 2015 Actual        | 2015 Difference     |
|----------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|---------------------|
| <b>INCOME</b>              |                    |                    |                    |                    |                    |                    |                    |                    |                     |
| Dues                       | \$39,200.00        | \$37,550.61        | -\$3,481.87        | \$39,455.00        | \$39,455.00        | \$0.00             | \$39,455.00        | \$19,600.00        | -\$19,855.00        |
| Special Assessments        | \$0.00             |                    |                    | \$0.00             |                    |                    | \$0.00             |                    |                     |
| Interest                   | \$1,832.48         |                    |                    | \$0.00             |                    |                    | \$2,928.51         |                    |                     |
| <b>Subtotal Income</b>     | <b>\$41,032.48</b> | <b>\$37,550.61</b> | <b>-\$3,481.87</b> | <b>\$39,455.00</b> | <b>\$42,383.51</b> | <b>\$2,928.51</b>  | <b>\$39,455.00</b> | <b>\$22,040.38</b> | <b>-\$17,414.62</b> |
| <b>Expenses</b>            |                    |                    |                    |                    |                    |                    |                    |                    |                     |
| Road Maintenance @76.75%   | \$30,086.00        | \$23,830.77        | \$6,255.23         | \$30,281.71        | \$50,258.24        | \$19,976.53        | \$30,281.71        | \$8,500.00         | \$21,781.71         |
| Snow Removal / Mowing @15% | \$5,880.00         | \$3,861.42         | \$2,018.58         | \$5,918.25         | \$4,647.50         | \$1,270.75         | \$5,918.25         | \$2,612.50         | \$3,305.75          |
| General Maintenance @1.5%  | \$588.00           | \$183.30           | \$404.70           | \$591.83           | \$0.00             | \$591.83           | \$591.83           | \$0.00             | \$591.83            |
| Utilities @0.75%           | \$294.00           | \$206.03           | \$87.97            | \$295.91           | \$230.80           | \$65.11            | \$295.91           | \$57.29            | \$238.62            |
| Administrative @2%         | \$784.00           | \$382.88           | \$401.12           | \$789.10           | \$913.46           | -\$124.36          | \$789.10           | \$550.64           | \$238.46            |
| Legal @1%                  | \$392.00           | \$10.00            | \$382.00           | \$394.55           | \$0.00             | \$394.55           | \$394.55           | \$0.00             | \$394.55            |
| Insurance @3%              | \$1,176.00         | \$1,119.00         | \$57.00            | \$1,183.65         | \$1,119.00         | \$64.65            | \$1,183.65         | \$1,119.00         | \$64.65             |
| <b>Subtotal Expenses</b>   | <b>\$39,200.00</b> | <b>\$29,593.40</b> | <b>\$9,606.60</b>  | <b>\$39,455.00</b> | <b>\$57,169.00</b> | <b>\$17,714.00</b> | <b>\$39,455.00</b> | <b>\$12,839.43</b> | <b>\$26,615.57</b>  |

|                  | 2013 Start    | 2013 End      | Difference   | 2014 Start    | 2014 End      | Difference   | 2015 Start    | Current       | Difference   |
|------------------|---------------|---------------|--------------|---------------|---------------|--------------|---------------|---------------|--------------|
| <b>Assets</b>    |               |               |              |               |               |              |               |               |              |
| Checking Balance | \$19,582.49   | \$27,831.74   |              | \$27,831.74   | \$9,028.95    |              | \$9,028.95    | \$11,869.68   |              |
| <b>Arrears</b>   |               |               |              |               |               |              |               |               |              |
| Amount           | (\$14,291.70) | (\$17,661.40) | (\$3,369.70) | (\$17,661.40) | (\$23,530.33) | (\$5,868.93) | (\$23,530.33) | (\$28,492.24) | (\$4,961.91) |
| Number of Lots   | 25            | 9             | 16           | 9             | 23            | -14          | 23            | 26            | -3           |
| Liens            | 9             | 7             | 2            | 7             | 7             | 0            | 7             | 7             | 0            |

|                     |    |
|---------------------|----|
| <b>Legal Quorum</b> | 16 |
| <b>2/3 Vote</b>     | 53 |

Lots That owe \$ 26  
 Lots that owe >500 10 (These 10 lots combined owe \$24,303.24)  
 Lots that owe <500 16

