

Minutes from LCAHA General Meeting held on June 9, 2018.

Meeting called to order by president Jay Judge (JJ) at 9:16 a.m. at Good Shepherd Lutheran Church, Edgewood, NM.

Treasurer's Report - Tom Zipperian, (TZ) Treasurer introduced the points to be covered in his report. He will give report of overdue assessments. He reported the current bank balance in the amount of approx. \$41,000. He reminded the assembly that the balance appears high due to absence of customary road expenses. We had a mere 6 inches of snow last year and we spent nothing on snow removal. TZ explained that Steve Williams of the Roads Committee would give more details about roads and those expenses in his own report to be given later in this meeting.

TZ explained the quorum requirements stated in our bylaws. He reported that our attendance was right at 17 which is the current required minimum number of members in good standing. He jovially requested that no one leave this meeting in order to retain our quorum.

TZ explained the historical challenges for LCAHA has been recovering assessments from Lots that are in arrears. We have implemented a tiered structure of action in attempts to recover overdue fees. At \$500 owed, we file a lien on said property. Above that amount, we get more aggressive. Our attorney's fees are quite large this year. After filing liens, we are charging a substantial rate of interest which is about 18%/annually. One year ago, there were 5 Lots with very large overdue assessments. One had exceeded \$12,000. At this point 4 of the 5 are up to date with their Lot Assessments. TZ reported that 26 lots are currently in arrears. 9 of those are in arrears for greater than \$500. LCAHA will be filing liens on 4 of those. The liens formally expire after 2 years, but we must take action to remove lien even if they have expired. The filing of the liens is a great time commitment and it appears that payment of the assessments is not highly prioritized by some Lot owners. LCAHA has performed a great number of tasks that can be categorized as mechanical issues: getting into compliance with state law, taxes and appropriate filings and consolidating paperwork into "packages" that can be used when and if we take actual legal action. TZ assured the assembly that no action is ever taken without full agreement of the Board. JJ reminded assembly that the Board will do what it can to work with a Lot owner in getting said Lot up to date with assessments. TZ stated that LCAHA has set up payment plans for Lot owners in the past.

TZ stated that a budget is always established and reminded assembly that current financial statement would be posted on our website.

TZ also reported that our Association could bring in approx. \$45K/yr and 95% of that money is associated with road maintenance and that those costs have a direct benefit to Homeowners – i.e. grading, mowing, snow removal. However, our largest administrative costs are associated with postage. We also pay for an indemnification insurance policy.

No questions were put forth from the assembly.

Roads Committee Report was given by Steve Williams (SW). After introducing himself, SW gave the history of his role with this Committee. He stated he is open to suggestions and complaints. He reminded assembly that we haven't had a lot of grading performed this last year. He pointed out that the existence of any paving we have does not preclude maintenance. Paved roads require maintenance too – mainly in the area of sealcoating.

He gave history of our recently installed speed humps. He reminded assembly of the past attempts of the Board to get people to slow down while driving our roads as this has always been a big concern of the neighborhood. The stop signs did not work. Speed limit signs did not work. He believes that the speed humps achieved this purpose. SW stated that he and David Nee (DN) drove the roads the previous night to identify areas that may require grading. There were isolated areas identified as requiring grading. Mike Rariden (MR) reported he agreed with the approach of maintaining only the worst washboarded areas. Homeowner Cockburn also expressed his contentment with the past actions of the Road Committee. SW reported the Roads Committee would ultimately like to extend the paving. He believes this extension should be done on main road. He estimated that it might be in the \$30k range at this point as all construction costs have gone up. He suggested we utilize same company as last time (Albuquerque Asphalt) and reported that perhaps the traffic control put into place after the last work was not exactly what we would have liked, but for more specific traffic control to exist, the costs do go up – and maybe we can endure one night of a lane closure again.

There was some concern expressed by the assembly as to the decision to pave only the main road. DN reported that the Roads Committee did a study to determine which road gets the most usage by homeowners and that the decision was made to begin our attempts at paving be concentrated on Camino Cerritos.

There was further concern expressed that there are homeowners who pay their assessments who do not benefit from any paving due to the location of their Lot. SW reminded assembly that all roads, including the gravel roads are still maintained by the Association, so there is still a benefit for all. An idea was expressed on changing the formula of the assessments charged and reducing the assessments of those living away from Camino Cerritos. TZ expressed there is no equal way to apply that idea.

Homeowner Boyd asked about the dust suppression product we have applied in the past. There was a great deal of information given by DN regarding the application rate and infiltration rate with the dust suppression product. He also suggested we look at an installation of more basecourse in order to improve areas of major gravel displacement.

President JJ requested a vote be taken: 8 votes in favor of extending pavement and 12 votes in favor of dust suppression were counted.

Homeowner Robinson expressed concern about the appearance of potholes occurring after application of dust suppression. DN gave more details on the possibilities of rain occurring right after application which might add to the possibilities of potholes occurring and reminded assembly that the product does

do a lot to stabilize roads and SW reported that problems will always occur at the interface of gravel and pavement. It cannot be prevented in those interface areas. Other homeowner requested that another application of the dust suppression be performed. DN reported that our problem with actual dust is almost tackled. Homeowner reported that pavement does not appear to be a permanent solution and dust suppression would benefit all. DN will ask for costs for applying dust suppression in certain areas.

Discussion ensued of how to appropriately spend the surplus of money in order to benefit the majority of people. SW reported that the Pines area and the Los Cerritos areas are separate entities with different needs. Motion was made at that time by DN to reassess road conditions to determine which roads need dust suppression application and, after that application, Roads Committee will then determine if there are adequate funds left over to perform additional paving. Motion 2nd by Sue Robinson. Motion passed unanimously.

Pines Homeowner requested work on a specific culvert. SW reported the Roads Committee's past attention was to merely maintain the area surrounding the problem culvert in order to keep water from puddling because of the original problematic installation of that culvert. There were requests made by homeowners to maintain all cul de sacs. DN and SW expressed that cul de sacs should not need the attention that a road requires as they are being accessed by only those homeowners in that cul de sac and there is not adequate room for vehicles to achieve a high degree of speed which, in turn, stirs up dust.

Homeowner requested an investigation of better lighting at mailboxes. DN volunteered to look into an option to improve lighting in that area so any Motion made in this regard was unnecessary. Temp Assistant Secretary suggested that could be a task to be tackled on our neighborhood cleanup day which usually happens in the Fall.

ACC Report – No formal report given from this committee. TZ said the ACC is a fully functioning entity and he knows of no current issues that need to be addressed. No issue or concern was brought forward by assembly.

Neighborhood News – JJ outlined our history with the Section 32 issue. MR gave a concise report of the actions taken by the Town and the actions taken by LCAHA Board. He reported that the Board formulated a letter to The Town of Edgewood which denied them access to Section 32 through our subdivision and informed them that we wanted to keep our roads "Private". He reminded assembly of the dangers of allowing unlimited access and put them forward as one of our main reasons for not entertaining the idea of providing the Town access. President reported that the Board held a special meeting where a vote was taken about a decision to allow access and it was a unanimous vote of NO. President JJ asked for a vote from this assembly and again a unanimous vote of NO was counted. No discussion ensued as it was clear that those in attendance were unwilling to allow the Town access to Section 32 through Camino Cerritos.

SW addressed the current situation where the Town of Edgewood is threatening to condemn the local water company, EPCOR. He expressed concern that this preposterous proposal of condemnation gives light to the Town's overreaching policies and LCAHA should consider that proposal as a warning to what we might see in the future. DN reminded assembly that it appears the Town of Edgewood is unable to afford some other, lower capital improvements and has doubts that the Town would ever be successful in an attempt of such magnitude. MR encouraged assembly to attend Town and Parks and Rec Dept. meetings and perhaps even serving on one of those Boards.

Homeowner Barela gave report regarding Fire Safety. He reminded us that our Town has no Fire Safety plan. He made a Motion that the next Board meeting include an interview with Wildfire Preparedness personnel to help our neighborhood come up with strategy of fire safety measures LCAHA could implement. This was Seconded by Joan McMorrان. Board will put this on agenda for next meeting.

This led to a discussion of fireworks and the dangers with our current conditions. TZ requested we put out a letter to all residents stating "NO FIREWORKS".

Hayride – Charlotte Nee and Joan McMorrان will arrange the hayride details. There was some interest expressed of having either a potluck or some other type of gathering before the hayride.

Discussion reverted to speeding vehicles in the neighborhood. Homeowner Alderete who is also a law enforcement officer reminded us that traffic laws are not enforceable on private property.

The installation of a gate came forth. Mr. Alderete will look into estimates for gates. SW reminded him we would need TWO gates.

Treasurer reported we have secured a new bank account with Sandia Laboratory Federal Credit Union. There is the opportunity now for homeowners to pay their assessments online.

We then turned our activity to elections. We used a paper ballot for Board positions. The individuals who were voted as new Board members were Jay Judge (who will continue to serve as President), Mike Rariden (who will also serve as VP), and Joan McMorrان. It is assumed that both Treasurer and Secretary positions will remain with the same individuals.

Meeting adjourned at 11:40 a.m.