

**Los Cerritos Area Homeowner's Association Annual General Meeting
June 6, 2019**

Time: 9:15 am

Location: Good Sheppard Lutheran Church, Edgewood NM

Board Members, Officers, Committee Members in attendance: Mike Rariden (President and Board Member), Joan McMorrان (Vice President and Board Member), Mary Cockburn (Treasurer and Board Member), Shannon Siewert (Board Member and ACC), Bill Robinson (Road Committee)

Homeowners in attendance: Sign-in sheet on file with Treasurer

Meeting was called to order by President Mike Rariden at 9:18 am

Treasurer's Report presented by Mary Cockburn, Treasurer:

A written treasurer's report was provided to all in attendance which Mary explained in great detail. Mary also covered the newly printed/laminated HOA subdivision map and the color coded legend highlighting the lots in arrears and the lots with liens filed. The visual representation gave the homeowners in attendance a clear picture of the challenges the Association faces.

Mary emphasized these lots are being aggressively pursued. Notice of Lien Letters were sent out to the lot owners. To date, one lot owner has responded with a repayment get-well plan. A total of \$30,116 is the outstanding balance of unpaid dues.

The next step is to work with the Attorney on filing with District Court. **ACTION ITEM- Mary Cockburn.** In closing, Mary let everyone know they can call her with any questions.

Entrance Gates Information presented by Shannon Siewert, ACC:

Shannon contacted two contractors, Scott's Fencing and More Than Gates, to assess our needs and provide written estimates.

NOTE: A solar/battery powered system won't work for our needs due to amount of traffic associated with delivery/commercial vehicles, trash pickup etc. Shore power is required to keep up with the demand.

Scott's: \$34,269

Does not include conduit posts, framing, proximity card, fire/emergency access box.

More Than Gates: \$44,000

Includes everything along with obtaining required permits. A management fee of \$8K is included in this estimate.

The Pines will be more difficult due to limited turn-around space. Must have a 50ft turning radius and set back a pre-determined distance off Route 66.

Question: A Homeowner asked are there a lot of unauthorized vehicles driving in?

Answer: Not a significant amount, but there has been criminal activity in our subdivisions: Vehicle break-ins, stolen RV propane tanks and batteries, stolen trailer, house robbery, and home invasion. Mike Rariden stated the idea of a gated community started with community access to Section 32 and the concern of eminent domain. The Edgewood Mayor stated if we had a gates, there would be no interest by the Town of Edgewood to pursue access to Section 32 through Los Cerritos.

One homeowner made a suggestion to go to Nature Point to look at their entrance gate as an example to get a better idea of layout/operation.

Question: A homeowner asked how snow would affect the operation of the gates.

Answer: Snow is factored in during the engineering stage.

Mike Rariden asked if there was enough interest to examine this item further. Discussion centered on cost and affordability. Additional research is required in reference to funding options i.e. special assessment, financing etc.

Bruce Schwenke made a **motion** to look into the Entrance Gates further. Jim Thompson seconded the motion; **motion** passed unanimously. **ACTION ITEM.**

A short discussion began regarding the possibility of surveillance cameras at the entrances for security enhancement. There was another **motion** by Joseph Jurek to investigate surveillance cameras. Jim Thompson seconded the motion; **motion** passed unanimously. **ACTION ITEM.**

One homeowner brought up the wild fire threat in and around our subdivisions. It was agreed by all homeowners there is a legitimate need to clear private property of fuel sources in our Association. Mike Rariden stated the Association covenants/bylaws have no teeth regarding this issue. He cited the Collette Fire a few years ago as an example of the imminent danger. A Pines Homeowner stated we need to listen to their concerns; there is a wooded area east of the Pines (Starr property) that the bark beetle destroyed. It has been in this condition for years. Realizing this is an Edgewood Community concern, Mike stated he would contact Linda Holle (Town of Edgewood Councilor), an advocate for Los Cerritos, to see if anything can be done to mitigate fire danger in surrounding areas. In addition, Mike affirmed their concern in reference to private property clearing and also informed the attendees there is a program that will cover half the cost of tree thinning but there are restrictions.

ACTION ITEM- Mike Rariden.

Standard Operating Procedures (SOP) for Road Development and Maintenance presented by Mike Rariden:

Mike explained the purpose of the SOP was to establish guidelines to facilitate the development and maintenance of the roads. Included in the SOP is a 5 Year Master Plan, and the overall goal is to pave at the wishes of the community. Mike also stated Bill Robinson has graciously stepped up to be on the Road Committee.

Road Committee Report presented by Bill Robinson:

Bill asked if the board could table the SOP. Mike indicated it was approved by the majority of the Board already, but the Road Committee is welcome to review it and submit comments/recommendations for consideration. Bill stated he was "coming in cold" and read a list of past road maintenance. Highlights in the list: received one estimate from Ace Asphalt for work on Camino Cerritos, the Board has the quote. Within the scope of work are road aprons (paving 60-70 feet long to help prevent the gravel from dragging on to the road). Clogged culverts were also discussed and TJ Maloy cleared silt/debris out of the large culverts along Camino Cerritos. Homeowners were asked to work on their culverts. The Road Committee stated they would assess the remaining culverts and provide a report to the Board.

ACTION ITEM- Road Committee

Neighborhood clean-up day has not be set and will be discussed under new business.

A question from a homeowner asked if Estribor Court was maintained by the Association. Mike provided the answer of no, because it is private property. Another homeowner stated he lives on Lomas Court and they maintain it with another homeowner, in fact they recently asphalted their section.

Mike stated as he was doing research for the SOP, there is an obligation to snow plow for the safety of all residents and authorized guests and it is not solely for preserving the roads.

A Los Cerritos homeowner stated in his opinion mowing takes money away from the roads, and is not the direction he wants to go. Mike acknowledged his opinion stating it is a delicate balance, the Association primarily mows to deter fire danger and rodent/snake threats.

Architectural Control Committee (ACC), Shannon Siewert:

No issues or concerns were brought forth.

Volunteers Needed:

Mike reminded attendees that all positions and committees are volunteers and no one is paid. We need volunteers for the vacant positions, committee members and annual hayride. Bill Robinson stated TJ Maloy will be the Chairman for the Road Committee.

Elections:

Elections procedures were covered by Mike. Paper ballots along with copies of the Election Procedures were passed out to each lot owner. It was determined a quorum was achieved as prescribed in the bylaws. Mike emphasized the President and Vice President must be Board Members. There were two board positions open and all officer positions open.

Members in Good Standing (lots represented): 30 (to include 6 proxy forms). Although a total of 8 proxies were received, 2 proxies were declared invalid due to submission of incorrect form and was not notarized.

The following individuals were nominated, elected and will assume office on 1 July:

Board Members: Shannon Siewert and Diana Boyd

President: Shannon Siewert

Vice President: Diana Boyd

Treasurer: Mary Cockburn

Secretary: Joan McMörran

Ballots and proxy forms are on file with the Treasurer.

New Business was conducted while the ballots were verified and counted.

Neighborhood Clean-up Day: Date was set for Saturday, 26 June at 8:00am. Volunteers will meet at the Pines entrance. A to-do list will be posted on the website prior for planning purposes.

ACTION ITEM.

Adjourned at 10:35am.

Post meeting discussion: Ken (KR) Scott volunteered to join the ACC.

Michael E. Rariden
President, LCAHA