



# Los Cerritos Area Homeowners

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## Association

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### Annual General Meeting Minutes

June 12, 2021

Legacy Church, Edgewood, NM

**Board Members, Officers and Committee Members in attendance:**  
**Mike Rariden (President and Board Member), KR Scott (Vice President and Board Member, ACC), Mary Cockburn (Treasurer and Board Member), Joan McMorran (Secretary and Board Member).**

- **Architectural Control Committee (ACC): K.R. Scott, Sharon Siewert, Barbara Flemming**
- **Road Committee: Mike Rariden, Frank Corona**

### Agenda:

- **Introductions: Board Members, Officers, and around the room**
- **Treasurer's Report (Mary Cockburn)**
- **Road Committee Report (Mike Rariden)**
- **ACC Report (K.R. Scott)**
- **Bylaws Review (K.R. Scott)**
- **Entrance Gates: Open Action Item from Jun 2019 General Mtg (Mike Rariden)**
- **Internet Options: Plateau and Starlink (Gary Fleming)**
- **New LCAHA Website (Joan McMorran)**
- **Fire Danger (Santa Fe County Fire Dept)**
- o **Suggestion: HOA rent woodchipper for community use**
- **New Business**
- o **Equestrian Trail/Entrance Upgrades (Mike Rariden)**
  
- **Elections**

**o Five Board Members**

- Three (1 year term)
- Two (2 year term)

**o All Officer Positions (1 year term)**

- President
- Vice President ■ Treasurer
- Secretary

**• HOA Community Event**

**o Team building activity, i.e. riding mower races, BBQ, etc...**

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**Meeting brought to order by President Mike Rariden.**

**Captain Folner from the Santa Fe Fire Department was introduced to discuss fire danger and control. The Ready, Set, Go booklet was handed out to the attendees. This also included the Alert Santa Fe leaflet which gives information on how to sign up for this service to receive notifications by phone, email, text and social media to keep citizens informed of emergencies. To sign up visit : <https://www.santafecountynm.gov/publicsafety/recc>. For questions contact the Santa Fe County Fire Department Office of Emergency Management are 505-992-3074.**

**Treasurer's Report/Mary Cockburn (Treasurer Report included in pamphlet)**

**Mary reports that the checking balance is \$47,090.27. A large amount of money was spent on roads (\$82,000 spent on roads). The HOA received large payments from members in arrears. Mary sends out letters to members in arrears out at the end of June. The HOA will work with members who are having difficulties.**

**Road Committee Report/Mike Rariden**

**Mike gave an update/overview of the road repair and maintenance. Reports that there have been problems with the chip seal application done by RNH. They have agreed to extend the warranty to 5 years.**

**Mike has been working with them to do the repairs in the next two weeks (remove all the chip rock, and then lay out new tar and apply chip rock). Plan is to eventually pave all roads. A member asked Mike to explain the process for the Road Committee (RC) to make their decisions. Mike explained that the RC gets estimates and presents them to the Board for review and voted on by the Board. The Annual Meeting is used to present actions to members to determine items the Board will work on in the coming year.**

#### **ACC Report/KR Scott**

**Over past two years one home was completed and several outbuildings, solar panels have been approved. There are 2 properties under development and requests for an addition, outbuildings and fencing. The ACC developed the Property Improvement Request Form for all requests. This form is available on the Website on the Documents page next to the Restrictive Covenants.**

**The ACC next work is to revise the Restrictive Covenants, including the section on Fire Control.**

**Association Bylaws Revision: Bylaws were written in the 1990's, Bylaws revised by the Board to bring to compliance and update. Decreased from 18 pages to 12 pages.**

#### **Entrance gates/Mike Rariden**

**Mike presented the item; Shannon Siewert clarified the two bids received in June 2020.**

#### **Internet Options/Gary Fleming**

**Gary present the two options for faster internet service. Plateau Fiberoptics (which was discussed at the Annual Meeting 2019); they have indicated that they would not consider any installation until next year. Starlink is a satellite company and is beta system that is \$99/month; \$500 for start up kit and \$29 for a roof mount for the dish.**

**At this time the Pastor asked if the meeting could be moved to the outside patio so that he could close up the church. The meeting was moved outside.**

LCAHA Minutes  
The Patio Meeting

The members reassembled in the church patio to vote on the issues raised indoors.

The first area of voting was to elect new Officers and Board Members (Legal quorum=22). The following members ran for and were elected to office:

Dianne Christensen – President  
K.R. Scott – Vice President  
Jessica Shelby - Secretary  
Mary Cockburn – Treasurer

Board Candidates (3 for 1 year terms and 2 for 2 year Terms; the President and Vice President are automatically members of the Board; the others Officers MAY be elected to the Board.

Candidate's Names Here.....

The following were elected to the Board for the term indicated:

1 year Terms

Dianne Christensen

K.R. Scott

T.J. Malloy

2 Year Terms

David Griffin

Kelley Delora

The Members then voted on the front gate for the main area (the gate for the Pines will be postponed for action until next year) - 24 voted aye (motion passed)

The members then voted on the Equestrian Gate Proposal - 14 voted aye (motion failed)

The members then voted on whether or not to have the Board investigate hiring a management company to run the Association – 11 voted aye (motion failed)

A quick discussion occurred about having a community event either following a clean up day. The members were receptive to the idea; the new Board will need to guide this activity.

Meeting adjourned.