

Los Cerritos Area Homeowners Association
Annual Meeting
June 4, 2022

Location: Edgewood Community Center

Attendance: At this meeting there were 21 people.

Meeting called to order at 9:14AM.

Ice breaker: What are 5 things you love about our neighborhood?

Association Annual Report: Dianne Christensen, President

Dianne started off with the year in review. The strategic plan was thought of when we looked at what the community felt strongly about at the end of 2021's meeting. One of the big topics was safety. The fire safety was a big one. How we addressed fire safety was by having a wood chipper for a weekend. This was an amazing event. So many people volunteered and came out to help, and we got rid of a ton of trees. Some people even used the wood chips for their projects. The crime concern was addressed by looking into the installation of a front gate. Additionally, the Open Space Easy Access Gate was addressed through donations, volunteers and fundraising. The community objectives were not met because we did not have volunteers for the roles.

Impact statement about the board. We have educators, a police officer, and business owners together we donated 470 hours! And at \$25/ hr we have given almost \$12,000 to the association this year! Our guidelines as a board are these: we respect others and their opinions, listening for understanding with an open mind working together for solutions for the common good. It's easy to foster a culture of complaint but we want to foster a culture of appreciation. Maintaining a positive and emotional safe board environment and mentoring others in the community so volunteer positions can be learned and rotated. We would love to have volunteers!! If everyone in the association would volunteer one time every 5 years that would be a huge help! If we had help for the hayride, a welcome committee and special interest groups it would be helpful. Without volunteers for these events, it falls on the Board to do it. So, an events team would be amazing to have. The committee chairs are appointed by the board and then the chairs appoint the committee members. We are trying to get a pool of volunteers for committee chairs to recruit from.

The fall cleanup was really great! Thanks to KR, for all his work. We had a large number of volunteers for this event. An estimated 150-200 dead trees were chipped and we serviced 31 people or 28% of our residents. We would love to have volunteers for this next year. Key fire information to remember is you need to have 30 ft around your house trimmed and cleaned up.

The front gate was a huge project. Last year we voted to pursue the gate at the cost not to exceed \$25,000. We spent the year working on getting estimates for the gate. Getting people to come out to give us estimates was extremely difficult. We are a small entity. The winning bid was from More than Gates. We have to move electrical, get a survey, and do dirt work and the estimated cost was a little over \$40,000.

The Open Space Easy Access Gate (EOSAG) was a win win! Since the association voted not to pay for it at last year's annual meeting, an anonymous donor built and donated the V-gate and the gate that is in the back will be re-used. Donations for the EOSAG are still being taken. We have almost enough for the second gate, but don't have enough for the first gate. We had donated gates, time, and money for this. Thanks, Robyn Barela, for spearheading this project.

The Bylaws: K.R. Scott, Vice President

The Bylaws were revised in 2020 by K.R. Scott. The bylaws specify how the association must run. Our last update of the bylaws was 2003. Since we are dealing with new HOA statutes and non-profit organization there were a lot of revisions that needed to be done to bring the bylaws into compliance. The first page is definitions to make it easier. We referred to article 16 of section 47 of the property laws state statute's article 8 on corporations section 43 corporations. We clarified when the board and office members take over. So now everyone takes over in June.

Notification process for owners if there is an issue that the association has with you as a property owner, there is a form we have to use for due process to make sure you get fair notice. We have electronic process for electronic meetings now. We changed the requirements for the board to change the dues from 10% to 5%. We have to do an audit every 3 years. We have to submit a report to the secretary of state office. So, we had a lot of changes to the bylaws. Thanks again K.R.!

Treasurer Report: Mary Cockburn, Treasurer

The HOA as an entity is on a fixed income. We can only generate \$50,400 a year. There are 112 lots in the HOA. There are 23 lots in arrears. We allocated 76.75% to the roads. They are our biggest expense. The breakdown of our budget is: snow removal/mowing at 15%, general maintenance at 1.5%, utilities at .75%, Administration at 2%, legal and taxes 1%, and insurances at 3%. As of now we have \$49,000. We didn't have much snow last year. We only spent \$650.00 on snow removal. General maintenance we haven't spent anything so far. Utilities \$124.16. Administration we spent more this year because of mailings. So, to have emails would be great so we can save money on postage. On legal and taxes we use H&R Block to do our taxes so we spent under \$400. Also, we must pay the Secretary of State. We will also have to do an audit; this will cost up to \$10,000. We have liens on certain properties. Dianne would like to begin to build a reserve for LCAHA.

Architectural Control Committee: K.R. Scott, Chair

In the last year plus about a month or two, we have had 3 homes under construction in the neighborhood. The Knarr home is completed, the Molinar home near the front of the neighborhood, we have had a few home changes. The ACC only gets involved if you change the outside of your home. Several people want to revise their fences and sheds. If your shed is larger than 12x12 ft, you must get a permit from the city. Go to the city to the planning and zoning dept. If you put in a concrete base, it must be approved by the ACC. The Town of Edgewood put a ban on fireworks this year. No fireworks!! Area 32 is the area behind the common area. The town of Edgewood wanted at one time to put a road that went right through our neighborhood to access that area. The HOA fought it and they aren't using that route. So now they are using Windmill Road to get access to section 32. No motor vehicles, shooting, lumbering, no overnight camping. There is a form to fill out when you want to change your property. We are working to put it on the website. If you need to dig, call 811.

Roads Committee: TJ Maloy presented the report prepared by David Nee, Chair

Lomas drive got cleaned up. It is costly to maintain. We must work the ditches and get water off the road. That work took place in September for \$2,373.56. On the west side of Lomas Dr, the bar ditches filled up. Mike Rariden does the snow plowing, Rob Cockburn does the mowing. If it's 3" of heavy snow that's when he plows the roads. A lot of mowing is done because of looks and fire safety. 811 was called out to mark lines before they pulled out the parts of the asphalt that got redone. David Nee recommended the bid from Sunland Asphalt to the Board and it was approved to come out and repair spots on Los Cerritos, totaling a little over \$38,000. The Chip and Seal company came out and did warranty work. David and TJ also did patch work on the roads themselves. Next, we have to get the sealant done so it will last another 4-5 more years. The sealant for the roads will run another \$16,000. There are a lot of culverts that needs to be cleared. Your culverts are your own to clean. People are willing to help if you help too! Speed bumps are still wanted down Camino Cerritos. Plastic speed bumps on gravel roads will be talked about in the next Board meeting. For the plastic speed bumps we must see if emergency vehicles can maneuver. Also, talk about a drop box situation for packages for UPS or FEDEX because of the speeding trucks and messing up the roads. Some members have called the companies to ask the drivers to slow down. It has helped. David Nee's commitment is for more paving in the Pines, Camino Collado, and Camino Estribor. We would love volunteers for the road committee!

Communication: Kelly DeLora, Board Member

Last year we had problems with the current website. Kelly has been working on a Google website. There was a lot of documents she wanted to clean up. She wants the fire information to be shared easily. It's still a work in progress. She has questions about privacy questions about using Google.

Acknowledgement of Service: Mary Cockburn and K.R. Scott

We acknowledged Mary Cockburn for being the treasurer for the last 4 years! She is always pleasant and kind and funny to be around. She did our billing twice a year, deals with lawyers, title companies. She says communication is key! You never know what's going on in people's lives. All it takes is to stay in communication and be neighborly.

We acknowledged K.R. Scott for being the Vice President for the last 2 years. He is a wealth of information; he revised the bylaws and he is a HOOT to be around. He has done so much for our community and is still the Chair for the ACC. Thanks again K.R. for being such a gift to us!!

Introduction of the Candidates: Dianne Christensen

Dianne Christensen is running again for President

Max Knarr is new to the neighborhood and is running for Vice President

Jessica Shelby is running for secretary

Lyndsi Donner is running for Treasurer

TJ Maloy is running for Board Member

Kelly Delora and David Griffin are on the 2-year term so they will be serving another year.

You need to vote for the officer and also for the officers on the board. If Max and Dianne are voted to be on the board, they will serve 2 year terms.

New Business: Dianne Christensen

We will be moving forward with the fall cleanup/ chipper day.

We have been approached to create a community area in the commons area.

We would love to develop the idea of community/welcome committee/event planning.

Meeting adjourned 10:30am