

Los Cerritos Area Homeowners Association
Annual Meeting Minutes
June 5, 2022

Location: Edgewood Community Center

Attendance: At this meeting there were 13 people.

Meeting called to order at 4:20pm

Association Annual Report: Dianne Christensen, President

Houses sold and new construction members we are so happy to have you in the community.

LCAHA Strategic Plan 2022 was developed by listening in last year's annual meeting and concerns by voiced residents. It came down to safety, roads, communication, and community. For fire safety we decided to rent a chipper for a fall cleanup day. It was a very successful event. Crime was another concern, so the front gate was voted on not to exceed \$25,000 in cost. We spent a ton of time on the gate, and it was considerably more than \$25,000. The open space easy access gate was voted down by the association last year, so after the meeting we've been working all year to find a win for the gate. For communication we are working on an interactive website. We would love to do more communication by email. A lot of people talked about community last year, but we really didn't have the volunteers to support that initiative. We would love an events team for the Hayride and Cleanup day. Dianne has really worked hard on communication this year to let you know what's going throughout the year. We simplified the proxy and mailed out the ballot because we wanted to hear from everyone in the association. Communication will continue to be important to us.

This year the Board donated 470 hours and at 25.00/hour that's \$11,750 given to LCAHA.

KR was able to set up a chipper and crew to come out and chip all the trees and limbs the residents set out. We cleared a lot of dead trees but there are so much more to clear. An estimated 150-200 trees were removed and 31 people or 28% of residents were served over the 2 day period. There were several tons of chipped trees were used throughout the neighborhood. The Board will recommend we do this next year. We had so many volunteers for this event. TJ Maloy helped so much. Santa Fe County has said no fireworks!! If you have trees or bushes within 30 ft of your house you should trim them. Trim them 2-3ft off the ground. 50 ft is your safety radius. You should trim those trees as well. The Edgewood Soil and Conservation District does have a program that will reimburse you for clearing your land. But there is a backlog. There are people the Board can recommend to help with this. We had a fire handout this year from NMSU.

We have communicated a lot about this gate. We went with a bid from More Than Gates. The bid came in at \$27,115.93 and to move electrical was \$6,500. The subtotal of that is \$33,615.93. Then you add tax \$ 2,752.30, the survey cost of \$750.00 and 10 % for unforeseen costs (\$3,361.59) which totals \$40,479.82.

It's been an ongoing project this year. Robyn Barela has really made this possible this year. We are still asking for donations. We have commitments enough for the second gate and we have a V gate for the front and still looking for volunteers to install that one. We also need a passthrough to be installed on that one.

The Bylaws: K.R. Scott, Vice President

The bylaws state how the association is to be run. He had to deal with 2 separate statutes one that deals with corporations and nonprofit and then he had to focus on HOA rules. He said Dianna Boyd helped tremendously! The changes include having to do an audit every 3 years. Next, we have to make sure we fill out a conflict of interest forms and we streamlined officers and Board members taking office at the same time. Also, we looked at members responsibilities and rights and we wanted to give due process. Also, we dropped the amount the HOA can raise dues. We went from 10% to 5%. You can find our Bylaws on the website under documents.

Treasurer Report: Reported by Dianne Christensen for 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 we have had 3 home constructions. Molinars is in the front of the neighborhood. The Knarr house is completed new construction and one down los Cerritos. We are not concerned if you don't change the footprint of your house. If you change on the outside then the ACC needs to know. If it's a fence or sheds we need to know. If your shed is more than 12x12 ft, you need to get a permit from the city at the planning and zoning office at the Town of Edgewood office. 811 is who you need to call if you are disturbing the ground around your house. We have request forms for you to fill out if you want to change the outside of your house.

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

There was some grating work done in September on Lomas digging the ditches that came to \$2,373.56. In May, the Board accepted a bid from Sunland Asphalt for the patches on Los Cerritos that came to \$38,648.00. They will finish the rest of the asphalt in July 2022 and they will do the sealant that will be \$16,923.42. The Roads committee still wants to put speed bumps down Los Cerritos. Also, if you see a delivery driver speeding, maybe hand them a water and ask them to slow down. Even though the treasurer report says there is over \$40,000, we still have to pay for the rest of the asphalt. Snow removal, Mike Raridan does a wonderful job. Not much snow this year so far. If there is over 3" then he plows. Rob Cockburn mows the neighborhood. Usually try to mow on the 3-day weekends. We also mow for fire safety. Historically, we do our maintenance

in the fall and late spring. Culverts in your driveway are your responsibility. If you need help clearing your culverts, there is help but you have to be out there and help too. You have to clear them out to keep the water off of the road. The road committee would like to pave and maintain for the future. A Pines resident asked for the repair the split rail fence that was knocked down a while ago. The Board will talk about it at the next meeting.

Communication: Kelly DeLora, Board Member

A Google website is being developed and is an ongoing process. The idea is to have quicker access to updates and information. Google is what Kelly would want to do but she wants to check and see about the privacy of using Google. She wants to streamline our website. We really need your email. Would like to communicate more by email for efficiency and costs.

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 would also want to acknowledge K.R. Scott for being the Vice President for the last 2 years. Diana Boyd said a few words on his behalf. He is a wealth of information; he has revised our 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!!

New Business: Dianne Christensen

The fall cleanup and woodchipper will be recommended again for 2022.
The development of the commons area with a playground or picnic area has been requested.
Neighborhood watch.

Introduction of the Candidates: Dianne Christensen

Dianne Christensen running for President
Max Knarr running for Vice President
Jessica Shelby running for Secretary
Lyndsi Donner running for Treasurer
TJ Maloy running for Board member

Section 32: K.R. Scott

He is chairman of the parks and rec task comm. The Open space area section 32 is state education trust land and the town uses it. A few years ago they wanted to access it via Los Cerritos but the HOA fought it and they found another way to get to it. They are going to use Windmill Road to get access to section 32. No motor vehicles, shooting, lumbering, no overnight camping.

Meeting adjourned 4:10PM

