

**LOS CERRITOS  
Homeowner's Association  
Board of Directors**

**Minutes**

**Tuesday, February 8, 2022, at 5:30**

**Attendance: Angel, Debbie, Alex, Estela Ganem, Priscilla, Oscar Rico**

**Absent: Steve Kaster, Carl, Charles, Harriet**

**Opening Remarks:**

**Angel Diaz**

- **Transparency – Minutes and Agenda will be posted on the Dana Properties website under “Communities – Los Cerritos”.**
- **Consensus – When motions or Committee Decisions are made by a Majority vote (simple majority – one person more than half) that decision is solidified, no more discussion or changes needed.**
- **Keep it Brief and Amazing – Committee reports are to be brief and to the point.**
- **Board’s purpose – is to discuss and establish action items and motions that move our goals forward.**
- **Committee’s purpose – to have the action items ready for motions that move our goals forward.**

**Approval of Minutes**

**Debbie Driscoll**

- **January 11, 2022, minutes were emailed to all board members for additions and/or corrections. None were made, therefore Alex moved, and Estela seconded, that the minutes be approved.**

**Committee Reports:**

- **Financial Report**

**Estela Ganem**

- **The Financial Report from Dana Property was given to all board members to review. There was one change that was suggested on the Balance Sheet provided by Dana Properties:**
  - **A new Money Market account needs to be established for the Reserve Savings account – generated by half the earnings from the Supplementary Assessment (this was voted on in the December 7<sup>th</sup> board meeting) starting January 2022. Oscar will take care of it.**
- **Demand letters:**
  - **1483 Via Appia paid \$1200 in arrears in December but is now again in arrear of \$400.**
  - **778 Via Cipro is in arrears –This is a problem that occurs due to the fact the homeowner confuses the payments on two different HOA properties that he owns. Oscar will take care of it.**

- 1657 Via Appia owes repairs to his irrigation system. A letter was sent to the homeowner two weeks before the roads were to be sealed. Emergency repairs needed to be done less than 2 weeks before the roads were to be resealed. No phone number or email address were available; therefore, the repairs were completed by 9.8 (a) and Yard Dogs.

- ACC

Alex

- Oscar updated the board on the new regulations for HOA Boards: the Architectural Control Committee can no longer be a board member due to “conflict of interest”. Therefore, a suggestion for ACC was Dave Rives, a past board member that has knowledge of the Architectural regulations. **Alex is going to ask Dave Rives.**
- Since Alex can no longer be the ACC, he was nominated as the new Covenant Officer.

- Covenant/Custodian Committee

Debbie

- “Rentals” Covenant Changes were passed by 72% of the homeowners as of 6:45 pm on January 11, 2022. By January 13, 2022, 74% voted for the covenant changes. All required paperwork was completed, and the covenant changes filed and recorded in Official Records of El Paso County on January 13, 2022, at 1:00:50 pm. The official document is included in our DANA covenant online. A "thank you letter" summary announcement was sent to all homeowners.
- Chronic Sprinkler leak at 1644 Lawrence Thompson’s home. **Debbie will get with Yard Dogs next Thursday, if weather permits.**
- 1649 and 1617 have water issues also have issues that will be discussed with Yard Dogs.
- There was a suggestion by Angel that when the Covenant Officer speaks with a resident on Covenant problems that they take a committee member or Board Member with them.

- Pool committee

Carl

- Carl was absent. **To be discussed next board meeting: Task list to open pool and re-plaster of spa.**

- Programs Committee

Priscilla

- Pool Opening scheduled for May 7, 2022. Priscilla and committee will come up with a function for the opening.
- Priscilla is delivering the Newsletter and Lowe’s cards to new residents.

- Old Business

- Cement Water incident (1641 Via Appia) – **Alex and Angel will be meeting with Valley Pavement and Kyle hopefully in the next week.**

- **New Business**

- **Streetlights** – it was agreed that the replacement lights in the streetlights be “Soft light”. **Estela will find the number of a man that replaced the light at her corner.** There was no charge!
- It was moved by Debbie and seconded by Estela that El Paso Disposal remove the trash dumpster from Los Cerritos. Unanimous vote of “yes”.
- Spectrum Office has been moved to 664 Sunland Park Drive.
- Angel is going to ask Charles Roede to be on the Covenant Committee to assist Alex.
- A motion by Alex and seconded by Priscilla for the slate of the new Board Members and their duties for 2022 are as follows. Final Board depends on Charles Roede’s acceptance of his new office.

Term	Name	Office/Committee
2023	Debbie Driscoll	Custodial/Secretary
2024	Priscilla Caballero	Programs Pool
2024	Harriet Roth	Programs
2025	Charles Roede	Vice President Covenant
2023	Carl Pataky	Pool
2025	Alex Ramirez	Covenants
2024	Steve Kaster	
2023	Estela Ganem	Treasurer
2025	Angel Diaz	President

**Adjourned 6:40**

**Next Board Meeting, Tuesday, March 8, 5:00 pm.**