

LOS CAMINITOS HOMEOWNERS ASSOCIATION

MEETING OF THE BOARD OF DIRECTORS

May 7, 2018

A meeting of the Board of Directors ("Board") of the Los Caminitos Homeowners Association (the "Association" or the "HOA") was held on May 7, 2018, at the Association clubhouse commencing at 5:00 pm. Present at the meeting were Directors Greg Davis, Doug Eyberg, Eva Neuhauser, William Scheer, Jed Vitamvas and Patrick Woerhle. Roger Asel, Dennis Clements and Gary Grossman were not present.

Agenda Item 1. Approval of Board Minutes. The first item of business was approval of drafts of the minutes of the Board meeting held on February 19, 2018, a copy of which had been previously circulated to the Board. On motion made by Greg Davis and seconded by Eva Neuhauser, the following resolution was unanimously adopted:

RESOLVED, that the minutes of the meetings of the Board of Directors held on February 19, 2018, a copy of which has been previously reviewed by the Directors, are hereby approved and shall be posted to the Association website.

Agenda Item 2. Roads Report. William Scheer reported that the annual grading and road conditioning process was completed. This year we have a new provider, following Larry Wilson's retirement, and the results seem satisfactory. Following discussion, it was decided to proceed with installation of a Hidden Driveway sign along the road near the new house on Lot 2.

Agenda Item 3. Parks and Pool Report. William Scheer reported that an insurance claim has been submitted for the wind damage to the clubhouse. Eva Neuhauser reported that repairs are under way.

Agenda Item 4. Connectivity Report. Greg Davis reported that installation was nearly complete, with only a few remaining items outstanding (e.g., in some cases homeowners have requested delay in drop line installations until they returned to Los Caminitos). The Association still has a holdback of a small portion of Chaparral's payment, awaiting final completion. CyberMesa has approximately 40 subscribers following installation. It seems that lot owners are pleased with both Chaparral and CyberMesa. The Directors renewed the discussion of the advisability of camouflaging the tower at the entrance. It was decided to proceed with camouflaging the tower, and Eva undertook to obtain information on alternative types of camouflaging and pricing.

It was noted that, since the Association is the owner of the installed fiber, lot owners are responsible for damage to buried cables on their lots, including, for example, the necessity to locate buried cables prior to allowing excavation or digging on their lots. This was pointed out in the discussion at the last Annual Meeting of Members but it was acknowledged it would be good to remind lot owners in another communication.

Agenda Item 5. Communications Committee Report. Jed Vitamvas indicated the Committee had continuing frustration with the Association's website host, WIX. The host has a

new forum, the WIX Forum, which it is hoped will show improvements to the current service level. The Committee will keep tabs on developments and report back to the Board.

Agenda Item 6. ACC Report. Patrick Woerhle reported the Architectural Control Committee had minimal recent activity other than dealing with some pet enclosure requests and skylight requests.

Agenda Item 7. Covenants Committee Report. In Gary Grossman's absence, Doug Eyberg reminded the Board of the early stage planning for updating Association covenants and bylaws, the January 1, 2020 termination date of the covenants in the absence of extension, and the high level timeline for gathering input, proposing modifications in mid-2019 and approving extension at the 2019 Annual Members Meeting. Board members were reminded to assemble bullet points on any items that they thought should be modified or added. Lot owners will be given the same opportunity once the process is underway.

Agenda Item 8. Financial Report.

Roger Asel had submitted in advance of the meeting a financial report on the Association's revenues and expenses through May 3, 2018 and comparison to the budget for the fiscal year ending August 31, 2018, and bank balances as of May 4, 2018. As of May 3, 2018, the Association's revenues have been \$185,548 and total expenses have been \$231,235 (of which \$141,139 are non-recurring expenses related to the connectivity project). For reference, the Association's current annual budget includes budgeted revenues of \$191,600 and budgeted expenses of \$291,450 (inclusive of \$165,000 budgeted for the connectivity project). The Association's bank balances as of May 4, 2018, aggregated \$131,421, including \$92,513 in an operating account, \$6,293 in a reserve savings account and \$32,614 in a reserve fund certificate of deposit. Roger's report noted that the customary significant annual expenditure for the road paving and treatment was somewhat under budget, as was the connectivity project after expected payment of the remaining holdback. It was also noted at the meeting that clubhouse, entrance and pool expenditures were under budget at present, although there will be expenditures for repairs resulting from the wind damage sustained at the clubhouse.

There was no other old business to address.

Agenda Item 7. New Business.

William Scheer addressed the PNM testing protocols of which the Association had been advised. There was discussion of required clearances around transformers, removal of coyote fences and other considerations. It was decided that a communication would be sent to lot owners to make them aware of the planned work by PNM (which may commence as early as June), the potential disruption to roads and the likelihood of occasional outages related to the work.

William Scheer raised Gary Grossman's resignation as a Director, which each Board member had received by email from Gary on and effective as of May 6, 2018. There was discussion by the Directors of a number of potential good candidates to fill the vacancy for the remainder of Gary's term.

There was no other new business to address.

Agenda Item 8. Next Meeting. As the next order of business, the Directors determined that the next regular meeting would take place at 5:00 p.m. on July 16, 2018.

There being no further business to come before the meeting, upon motion duly made and seconded, it was adjourned.

Respectfully submitted,

Douglas K. Eyberg, Secretary