

## LOS CAMINITOS HOMEOWNERS ASSOCIATION

### MEETING OF THE BOARD OF DIRECTORS

November 17, 2017

At 5:00 p.m. on November 17, 2017, a meeting of the Board of Directors of the Los Caminitos Homeowners Association (the "Association") commenced at the Association clubhouse. Present in person at the meeting were Directors Clements, Scheer, Vitamvas, Woehrle and Grossman. Directors Eyberg and Neuhauser participated telephonically. Directors Asel and Davis were absent.

Agenda Item 1. Financial Report. As the first order of business, the Directors considered the financial report prepared by Roger Asel for fiscal year 2017 reflecting through November 13 the year to date actual income and expenses against budget, the LANB operating and reserve savings accounts balances and the amount in the Association's three certificates of deposit. Total income to date was \$167,953 (which includes \$37,500 of special lot assessment) against year-end budget of \$191,600, and total expenses to date were \$12,819 against year-end budget of \$291,450 (which includes \$165,000 of non-recurring expense, all associated with the connectivity project). There was \$207,502 in the Association's operating account, \$6,292 in the Association's reserve savings account and a total of \$118,447 in the Association's three certificates of deposit. The financial report does not reflect \$13,800 which had been received but not deposited by the time the report was prepared. William Scheer reported that all current lot assessments, all past due lot assessments and the special lot assessment have been paid. On motion duly made and seconded, it was

RESOLVED, that the November 13, 2017 financial report of the Association be and the same hereby is approved.

Agenda Item 2. Committee Reports. As the next order of business, the following committee reports were given:

(a). Roads. Denny Clements reported that the roads had held up well but that a problem had arisen in connection with the cattle crossing bridge on Calle Encanto: the concrete which supported the crossing is deteriorating badly. Denny advised that remediation of the problem would have to occur, and he will explore options. He advised that the remediation could prove to be expensive and recommended that it be deferred until the next fiscal year. It was noted that there were a few potholes which Juan will be requested to fill with base course.

(b) Communications. William Scheer noted that a question had arisen with respect to the location of the pole associated with the connectivity project which had been installed on the rise near the exit to County Road 592. He reported that the location had been determined and was consistent with the agreed upon plan. Patrick Woehrle noted that, although the pole appears rather short, it is actually 10' tall, and the radio/transmitter to be installed on it will be quite small, capable of being partially camouflaged and thus relatively unobtrusive.

Agenda Item 3. New Business. As the next order of business, the Directors discussed the proposal by Santa Fe County to install a water storage tank in the approximately 573 acre Los Caminitos Wilderness Areas dedicated for public use in 1991. The Directors acknowledged that a water storage facility that was tied into the residents of Los Caminitos could be very beneficial in that, *inter alia*, it would permit water hydrants to be installed throughout the neighborhood thus providing a water source in the event of fire and also lowering insurance premiums. However, inasmuch as the tank would be located at the 7,200 elevation and the system would be gravity flow based, only homes at or below the 7,120 elevation could be served. Jed Vitamvas reported that, based on his best analysis of an existing map of Los Caminitos and his knowledge of the area, a substantial number of homes in Los Caminitos were

above this elevation. Auxiliary pumping facilities would be required to reach those homes. The Directors confirmed that, to be acceptable to the Board, the system would have to be capable of serving every residence in the community. It was also noted that the language and concept of the dedication documents themselves posed problems that would have to be satisfactorily resolved before the Association could proceed with the project. To this end, while the Board wanted to continue to express interest in the project to the County, the Board determined to advise the County that the consent of Los Caminitos would be required before any such project could proceed. Further, that consent would not be granted unless the system were capable of serving every residence in the community, that the Board was satisfied the legal issues that exist with respect to the dedication documents had been resolved by the County and that Los Caminitos and its residents were held harmless by the County against any claims that the implementation of the project or the connection by Los Caminitos or its residents to the system was in violation of the dedication.

Agenda Item 4. Next Meeting. As the next order of business, the Directors determined that the next meeting would be held at 5:00 p.m. on January 22, 2018 at the Association clubhouse.

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

Respectfully submitted,

/s/ Gary S. Grossman  
Assistant Secretary