

LOMA LINDA HOMEOWNERS ASSOCIATION
 Monthly Meeting Minutes
 January 23, 2014
www.llhoapagosa.com

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Glenn Unrath, Vice-President	507-0226	gaunrath@gmail.com
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Peggy Beach, FireWise Ambassador	264-0463	PeggyBeach9@aol.com

- I. Call to Order: The meeting was called to order by President Herman at 2:07 p.m. Attending were Becky Herman, Glenn Unrath, Mike Leitch, Linda Parker, Peggy Beach, and Rick and Bernie Sautel, John Porco.

- II. Agenda Additions from the Floor:
 - A. The Board was asked to respond to a question by a homeowner: Since LLHOA has a large amount of money in the bank, what plans are there for spending?

- III. Approval of December 2013 Minutes: Glenn moved that the minutes be approved, Mike seconded the motion. The motion carried, and the December 2013 minutes were approved as drafted.

- IV. Treasurers report: The balance on hand is \$57,771.37. Please visit the Loma Linda website for the complete report. The report will show an expenditure of \$1595.00 to our attorneys for a report on the by-laws and covenants. That report is detailed below.

The Board discussed possible future expenditures. Several ideas were offered including:

 - A. Money has recently been spent to have the LLHOA attorneys make a report on the current LLHOA by-laws and covenants regarding the Hindman-Sanchez bill. The Board will proceed with implementation of the report including a list of advised changes to our governing documents. The Board will begin discussion of the report and of these potential changes. There may be a cost associated with implementation of the attorneys' suggestions, provided that the Board decides to move forward with that process.

B. The Board will look into the status of the fencing in Loma Linda and possibly continue needed fencing.

C. Building a fire break on the south ridge of 8 mile ridge, although this undertaking will probably be very expensive.

D. Develop a road on the south side of Loma Linda to access lots that currently have no road access.

E. Develop a road to be used for emergency use between Echo Canyon and Loma Linda.

F. Purchase large reflective signs which would include house numbers and street names for each homeowner to aid emergency vehicles.

If homeowners have other ideas, please contact one of the Board members.

V. ACC Report

A. Teresa Harris request: Ms. Harris had questions regarding the requirements for building. Her questions were referred to the ACC, and that committee has addressed her questions.

VI. Committee Reports

A. FireWise Report: Please see below

VII. Old Business

A. Hindman-Sanchez report

1. What needs to change or be changed?

2. Possible ramifications to the by-laws or covenants

This item was tabled until January 29, 2:00 p.m. in the home of Becky Herman when the Board will hold a work session to begin addressing these issues. If anyone would like to attend and contribute to this meeting, please contact Becky. You will be sent a copy of the report for your perusal prior to the meeting.

B. Amendments in general--discussion about the rules for changing

This item will be discussed during the work session of the Hindman-Sanchez report as it is covered in that document.

C. Annual meeting report--make notes for next year's meeting:

There was discussion about catering and food for the annual meeting. Some attendees were unhappy about the shortage of pot luck dishes. The Board discussed having the event catered completely next year. The date this year caused a low attendance because of Thanksgiving weekend. The Board will consider this when planning next year's meeting.

D. Thank you: Tom Highsmith and Glenn Unrath have added more gravel to the mail box station. Everyone is extremely grateful and appreciative of their initiation and continuation of maintaining that area. Also thank you to Tom Highsmith for repairing the light in the mail station.

VIII. New Business

A. Insurance issues of homeowners/possible solutions and education

As our area suffers fires in the summers, some insurance companies are becoming stricter in their requirements for mitigation. There are some companies that are no longer covering homes in Colorado. For some companies, there is a fire line and fire code number that is used at least partially to determine risk of a property, and thereby determining premiums. The numbers don't seem to be consistent among similar properties, and most homeowners are not aware of these numbers. Peggy Beach will contact the fire chief to get some information about the criteria that are used to assign a number to a property and how a homeowner can find out the number that has been assigned to their individual property. Every homeowner is encouraged to have a conversation with their insurance agent before their renewal date to ask for their company's requirements, changes, and/or laws concerning their individual policy.

- IX. Any Other Business: Linda Parker asked for clarification on how the minutes are to be distributed. From now on, the minutes for the current month will be emailed as DRAFT and posted on the bulletin board at the mail station. Those minutes will not be approved until the next month's meeting. Once approved, the minutes will be emailed again as APPROVED along with the current month's DRAFT minutes.
- X. Adjournment--There being no further business, Glenn moved and Becky seconded a motion that the meeting be adjourned. The motion carried. The meeting adjourned at 4:33 p.m. The next meeting of the LLHOA Board is scheduled for Thursday, February 20 at 2:00 p.m. at the home of Becky Herman.

FireWise Bulletin
January, 2014

The Loma Linda Community Wildfire Protection Plan (CWPP) is well on its way to completion! A meeting was held Wednesday, Jan. 15, at the home of Peggy Beach, and was attended by the following people:

Glenn Unrath, vice president of LLHOA Board

Mike Leitch, director of LLHOA Board

Bill Trimarco, Archuleta County FireWise Coordinator

Bill Crouse, Loma Linda CWPP committee member and PFPD volunteer fire fighter

Kent Grant, Colorado State Fire District Forester

Chris Barth, BLM Southwest District Public Information Office

Doris Leitch, Loma Linda homeowner

At this meeting, the current draft was reviewed and suggestions made for additional information to be included in the plan. The first draft of the CWPP should be ready in March for submission to the Colorado State Forest Service, the Pagosa Fire Protection District, the Office of Emergency

Management, and the US Forest Service. After they've all had a chance to review and comment, there will be more meetings to prepare the final draft for submission.

On Thursday, 16 Jan., Assistant Fire Chief Brian LeWitt toured Loma Linda with Peggy Beach to inspect fire hydrants that might need elevated flags to mark their locations. Four hydrants were identified as being in need of taller flags, especially when plowed snow builds up. Brian was given a LL map with all 34 hydrants marked for quick reference. He was very impressed with our efforts to keep the hydrants free of snow and applauded the Adopt-a-Hydrant program. Thank you to all who are participating!

One of the main recommendations from Assist. Fire Chief LeWitt after driving around our development was to urge all property owners to ensure that they have reflective house numbers posted on the road for easy visibility, especially at night. He related a situation in which emergency responders were unable to find a house where a child was in need of emergency medical assistance. A needless death because of a lack of visible residence identification.

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