

LOMA LINDA HOMEOWNERS ASSOCIATION
Monthly Meeting Minutes
August 28, 2013
www.llhoapagosa.com

Glenn Unrath, President	507-0226
Tom Highsmith, Vice-President	264-3094
Becky Herman, Director	264-2171
Linda Parker, Secretary	264-1434

I. Call to Order: Glenn Unrath called the meeting to order at 7:03. In attendance were Glenn Unrath, Tom Highsmith, Becky Herman, Linda Parker, Peggy Beach, Steve Sanderson, Rick and Bernie Sautel, and Mike and Rena Galant.

II. Approval of Minutes: The minutes were approved as posted.

III. Treasurer's Report: The current balance on hand is \$56,794.39. Please visit the Loma Linda website to view the complete report.

IV. ACC Report:

A. Homeowners Weed List

All homeowners whose lots were found to have noxious weeds have been notified by phone of the problem. Those who could not be reached will receive a letter.

B. Homeowners Propane Tank List

There was some opposition to the covenant requiring propane tank screening. The Board responded by saying that there is an amendment procedure that is necessary to change a covenant. This procedure is listed on the LLHOA website. There were also comments that some tanks were screened by lattice which provides little if any screening. Also, the legality of the HOA's ability to levy fines was questioned. The following is taken from the C.C.I.O.A (Colorado Common Interest Ownership Act) which can be found on our website llhoapagosa.com under LLHOA Governing Documents. It is located at 38-33.3-302 in the document:

(k) Impose charges for late payment of assessments, recover reasonable attorney fees and other legal costs for collection of assessments and other actions to enforce the power of the association, regardless of whether or not suit was initiated, and, after notice and an opportunity to be heard, levy reasonable fines for violations of the declaration, bylaws, and rules and regulations of the association.

V. Committee Reports:

A. FireWise--Peggy Beach gave the attached report for FireWise.

VI. Old Business:

A. As discussed in earlier LLHOA Board meetings, some additional gravel is needed at the Mail Station entrance. Glenn will follow up and take care of having some gravel added to help with the mud problem for the winter.

VII. New Business:

A. Christmas Party--The annual Christmas party/meeting will be held on Sunday, December 1 from 4:00--6:30 p.m. We are planning to have it catered, with homeowners possibly bringing a side dish of some sort. Details will follow as plans are finalized.

B. Nominations for Director

The LLHOA Board will need an additional person to serve as Director beginning January 2014. If you are interested in serving, please let Glenn Unrath know.

VIII. Good of the Order:

IX. Adjournment: The meeting was adjourned at 8:25 p.m. The next meeting will be held on Wednesday, September 25 at the home of Becky Herman.