

LOMA LINDA HOMEOWNERS ASSOCIATION  
Monthly Meeting Minutes  
**DRAFT**  
November 21, 2013  
[www.llhoapagosa.com](http://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--The meeting was called to order by President Unrath at 2:05 p.m. In attendance were Glenn Unrath, Tom Highsmith, Becky Herman, Linda Parker, Peggy Beach.
- II. Approval of October 2013 minutes: Minutes were approved as posted.
- III. Treasurer's report: Balance on hand is \$54,995.90. Please visit the LLHOA website for the full financial report.
- IV. ACC report
- A. Propane Tank screening: Letters to homeowners who need to screen their propane tank are ready to be sent. The list has been updated as several homeowners are now in compliance.
- V. Committee reports:
- A. Firewise update: Please see the firewise update below submitted by Peggy Beach. She also added that now is the opportune time to trim trees.
- B. Nomination committee Update Board and ACC: Becky Herman reported that the Nomination Committee is still seeking people who would be willing to serve on the LLHOA Board.
- If you are interested or if you know of someone who is, please contact David Smith (264-6647) or Becky Herman (264-2171). Also, a place on the ACC will be open January 1, 2014 if anyone is interested in serving. Please contact Bill Trimarco (264-0430) for info on the ACC.
- VI. Old Business
- A. Review House Bill 13-1274: Tom Highsmith has spoken to the LLHOA attorneys on how to proceed in regard to this bill and other bills that affect HOAs. There

is a service that the attorneys provide to make sure we are in compliance with any new legislation and applicable laws regarding homeowners' associations. It is a complete legal review of all by-laws and covenants, and the cost of this service is \$1595.00. Tom made a motion that we proceed with having the attorneys do the review. Becky Herman seconded. The motion carried.

B. Christmas Party--Our annual meeting and Christmas party is scheduled for Sunday, December 1 from 4:00--6:30 p.m at the Community Center. Linda Parker reported that she has bought door prizes to be given out at the party. Chuck Sosbe will provide brisket and ham as well as two vegetarian casseroles. Those attending are asked to bring a side dish or a dessert depending on their last name. Currently there are 25 people who plan to attend.

C. Finalize 2014 Budget--Tom Highsmith presented a proposed budget for 2014. Tom made a motion, Glenn seconded that the annual assessments again be set at \$80.00 for 2014. The motion carried. Glenn made a motion, Becky seconded that the proposed budget be approved. The motion carried. The proposed budget will be presented to the membership at the annual meeting on December 1.

#### VII. New Business

A. Becky Herman Newsletter proposal: This item was tabled until the January meeting.

#### VIII. Good of the Order

A. As winter approaches and the snow begins to fall, please remember to keep your fire hydrants clear of the snow. Also, please offer assistance to neighbors who may need help with this. The Board reminds everyone that clearing the berms and fire hydrants is the responsibility of the homeowner.

#### IX. Adjournment

The meeting was adjourned at 3:20 p.m. The next meeting will be held Sunday, December 1 at 4:00 p.m. at the Community Center.