

LOMA LINDA HOMEOWNERS ASSOCIATION
Monthly Meeting Minutes
October 28, 2013
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| 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 7:00 p.m. In attendance were Glenn Unrath, Tom Highsmith, Becky Herman, Linda Parker, John Porco, Farrell Trask.
- II. Approval of September 2013 minutes: Minutes were approved as posted.
- III. Treasurer's report: Balance on hand is \$55,069.94. 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 being finalized and will be sent soon. There was discussion about the ruling and the guidelines for screening. The Board reiterated its decision in regard to this matter. Those decisions are as follows::
- Those homeowners who still need screens will be contacted by mail. A fine of \$25.00 per month will be imposed. When the fine reaches \$250.00, a lien will be placed on the property. If the homeowner complies before the lien is filed, the homeowner can appeal to the Board to have the fine waived. Plans for the screen will still need to be filed with the ACC prior to construction. If there are any homeowners who need any kind of assistance in screening the tank, they may contact Bill Trimarco.
- There was additional discussion about safety issues involved in screening the tanks. Stacking firewood around a tank is extremely dangerous and is against the Pagosa District Fire Department recommendations. Homeowners are asked to remove the wood as soon as possible so that our community stays safe. The Board requests a safe distance between the propane tank and stacks of firewood.
- V. Committee reports: Firewise update: Please see the firewise update below submitted by Peggy Beach.

VI. Old Business

A. 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. Becky Herman is taking care of food with the services of Chuck Sosbe. Since the meal will be partially catered, an RSVP is required. **Please RSVP by replying to this email by November 21.**

VII. New Business

A. Nominations for Director: At least one position on the Board will be open in January.

Dave Smith has kindly agreed to serve on a Nominating Committee. Please contact Dave at 264-6647 or Becky Herman at 264-2171 if you are interested in serving or if you know of someone who might be willing to serve.

There will also be a position open on the ACC in January as Don Beach is resigning at the end of the year. Please contact Bill Trimarco if you are interested in serving.

B. Communication with homeowners: Becky Herman will create several formats for a newsletter that she will present at the next meeting.

C. House Bill 13-1276 impact on LLHOA discussion--This was tabled until the next meeting so that Board members have an opportunity to familiarize themselves with it.

D. Begin work on 2014 Budget: Tom Highsmith presented a revised budget for 2014. It will be finalized and presented to the membership at the December 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.

IX. Adjournment

The meeting was adjourned at 9:10 p.m. The next meeting will be held Thursday, November 21 at 2:00 p.m. in the home of Becky Herman and John Porco.