

LOMA LINDA HOMEOWNERS ASSOCIATION
Monthly Meeting Minutes
September 26,
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--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. Also attending were the ACC: Bill Trimarco, Don Beach, and David Parker. Homeowners in attendance were Jim Lesch, Bernie Sautel, John Porco and Judy Estell.

II. Approval of August 2013 minutes: Minutes were approved as posted.

III. Treasurer's report: Balance on hand is \$55,498.97. Please visit the LLHOA website for the full financial report. It was also reported that several homeowners have still not paid their dues, and notices for those have been sent.

IV. ACC report

A. Weed status: All homeowners who had weed problems were contacted by phone and/or mail. It was suggested by the ACC that earlier observation be done next year to help stop growth. The weed problems seemed to be worse this year, partly due to extreme dryness in early summer followed by heavy rains. Noxious weeds are an on-going problem that can only be contained by close monitoring by homeowners. Jim Lesch stated that Milestone (the chemical used to kill the weeds) will contaminate a vegetable garden and a grow-dome. It takes three months for the poison to dissipate in ideal conditions, and in a grow-dome the chemical can still be present after three years. Tomatoes and beans are especially susceptible. Bill Trimarco added that mowing weeds several times in the summer can be as beneficial to containing the weeds as using chemicals.

B. Propane Tank screening: The ACC will create a list of tanks needing to be screened and return it to the Board. 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 also 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 regulations. Homeowners who are using firewood as a screen are asked to remove the wood as soon as possible so that our community stays safe.

V. Committee reports: Firewise update: Please see the firewise update below submitted by Peggy Beach.

VI. Old Business

A. Mailbox gravel infill: Glenn Unrath and Tom Highsmith have added some gravel to the mail station area to alleviate the mud issue. Thank you to both of you for taking care of this.

VII. New Business

A. Christmas party: The annual meeting and Christmas party is scheduled for Sunday, December 1 from 4:00--6:30 p.m. at the Community Center. It will be catered by Chuck Sosbe (the same caterer used for the July picnic). Becky Herman will take care of planning the menu with Chuck. Linda Parker will get door prizes.

B. Nominations for Director: At least one position on the Board will be open in January. Please let Glenn Unrath know if you are interested in serving or if you know of someone who might be willing to serve.

It was also announced that Don Beach will be leaving the ACC in January. His position will be open on the ACC, so please contact Bill Trimarco if you are interested in serving.

C. Communication with homeowners: Becky Herman suggested some ideas to better communicate with the homeowners including a newsletter that would be sent 3-4 times per year. She will bring an example for the Board to consider at the next meeting.

VIII. Good of the Order

Two reminders for all homeowners:

1. Please do not put your trash out prior to the day of pick-up. There is evidence that bears are around, and they are beginning their feeding frenzy to get ready for hibernation.

2. The speed limit inside Loma Linda is 30 mph. Please stay inside the 30 mph limit and drive safely. Please be courteous and slow down as you pass joggers, walkers, and horse riders.

IX. Adjournment

The meeting was adjourned at 8:45 p.m. The next meeting will be held Wednesday, October 30 at 7:00 p.m. in the home of Becky Herman and John Porco.