

LOMA LINDA HOMEOWNERS ASSOCIATION

Monthly Meeting Minutes

April 17, 2014

APPROVED

www.llhoapagosa.com

email: info@llhoapagosa.com

Becky Herman, President	264-2171
Glenn Unrath, Vice President	507-0226
Mike Leitch, Director	264-0750
Peggy Beach, Firewise Ambassador	264-0463
Linda Parker, Secretary	264-1434

- I. Call to Order: The meeting was called to order at 2:00 p.m. by Glenn Unrath. In attendance were Glenn Unrath, Mike Leitch, Peggy Beach and Linda Parker. President Becky Herman was unable to attend due to illness.
- II. Approval of Minutes: Mike moved, Glenn seconded that the March minutes be approved as presented. The motion carried.
- III. Financial Report: Glenn reported that the balance on hand as of 3/31/2014 is \$64,661.39. Please visit the Loma Linda website for the complete report.
- IV. Firewise Report: Peggy Beach gave her report for April. Because there are activities occurring soon, the Firewise report was sent to homeowners at the conclusion of this meeting. However, the report is also included in these minutes.
- V. Committee Reports:
 - A. CC&R Committee: Mike Leitch reported that the CC&R Committee has now met twice to discuss the Covenants, specifically the one regarding building size and cost. The March minutes of the CC&R Committee have been sent to all homeowners for details on their progress.
- VI. Old Business
 - A. Report from Hindman-Sanchez about costs for "clarifications": This item was tabled until the next meeting since Becky was to give this report.

B. Should there be an additional charge to the CC&R committee about the other three covenants needing rewording, as defined by Bill Trimarco?: It was the opinion of the Board that a charge should not be sent at the present time in order to give the CC&R Committee time to complete their work on the Covenant regarding building size and cost.

C. Trish McInnelly--request that she report tasks finished to all Board members: Per the secretary's job description found in the March 2012 minutes of the LLHOA Board, Linda will serve as the liaison between the accountant and the Board. Linda will be in communication with Trish each month and ask for the financial report by the 7th of each month. Linda will then send the report to all Board members so that it will be available to all Board members before the following Board meeting. The remainder of the discussion regarding Trish reporting finished tasks was tabled until Becky could be present.

VII. New Business

A. Homeowner's dues--possible changes for 2015 for lot owners on Winterwood: Lot owners on Winterwood would like for the Board to consider changing their annual dues since they have no road access and no utilities. Both were promised when they bought their property. Mike will examine the CC&Rs to see if this is possible and, if so, what is required to change dues.

B. Instructions to Linda from the Board--clarification needed: This item was tabled until the next meeting when Becky can be present.

VII. Additions to the agenda: Jay DeLange has presented the Board with a list of materials that he used to finish fencing the National Forest boundary on his property several years ago, and he has requested reimbursement for the materials. Glenn will meet with Jay, look at the fence and bring a report to the Board for the next meeting.

VIII. Location and time for next meeting: The next meeting of the LLHOA Board has been scheduled for Monday, May 19 at 10:00 a.m. at the home of Becky Herman.

IX. Adjournment: Mike moved, Glenn seconded that the meeting be adjourned. The meeting was adjourned at 3:45 p.m.

FireWise Bulletin April, 2014

We're finally there! Our Community Wildfire Protection Plan (CWPP) is on the doorstep of the committee where it will be read and analyzed by officials from FireWise of Southwest Colorado, Colorado State Forest Service, the Pagosa Fire Protection District, and Archuleta County Office of Emergency Management. Once it is approved by all (which is unlikely on its first time through committee), it will become an official document and Loma Linda will be the

second development in Archuleta County with a CWPP. A copy of the approved document will be posted on our web site. Thank you to all who have made this possible.

We're facing another severe wildfire year again with seriously dry conditions, low humidity, and high winds. We're going to have a new slash removal program this year. Thanks to Bill Trimarco, FireWise Coordinator for Archuleta County, the county will have a **free chipping service** at the county Transfer Station (recycle center) on Trujillo Rd.. The chipper will be available within the next two weeks on Thursdays, Fridays, and Saturdays and is for slash only.

A sign will be posted at the mailboxes announcing the official starting date and hours. I'm working on a slash pick-up service here at Loma Linda that will work like the chipper program of the last two years. Let me know if you're interested in having your stacks of slash hauled away at a nominal price.

On Thursday, 24 April, John Gilbert, Bill Crouse, both from the PFPD, will accompany me around the development to evaluate driveways for accessibility by emergency vehicles. If you would like your driveway assessed, please contact me. Don't wait for an emergency to discover that the EMS or fire trucks can't reach your house.

Peggy Beach, FireWise Ambassador
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