

LOMA LINDA HOMEOWNERS ASSOCIATION

Monthly Meeting Minutes

August 18, 2014

www.lhoapagosa.com

email: info@lhoapagosa.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 by Becky Herman at 10:34 a.m. Attending were Becky Herman, Glenn Unrath, Mike Leitch, Linda Parker, David Parker, Jay DeLange, and Dorman Diller.
- II. Revisions/additions to the agenda--The following items were added to the agenda:
- A. Maintenance issues
 - B. Bulletin board
 - C. Winterwood weeds
 - D. Teleconferencing
- III. Approval of minutes of last meeting--Mike moved, Glenn seconded that the minutes from the July meeting be approved. The motion carried.
- IV. Financial documents--This was tabled as the financial documents were not available. The balance sheet, however, will be posted on the web page as soon as it is available.
- V. Committee reports
- A. Firewise report--Peggy Beach submitted her report via email. The report was accepted and can be found below.
 - B. ACC report--Dave Parker reported that the ACC met and approved several projects. The minutes of the meeting are posted on the web page. Several forms have been drafted to be used in conducting ACC business. The following were presented to the Board:
 - 1. Request for Property Improvement/Property Improvement Restrictions--The *Request* is a form to be used when someone brings plans or a request to the ACC for new or additional construction, remodel, etc. Dave suggested that the form be put on the web page so that

property owners who don't live here could have easy access. It would provide documentation for the ACC records as well as give the ACC committee a general overview of the homeowner's plans along with necessary contact information. The *Restrictions* are taken directly from the CC&Rs. They contain information for the property owner such as easement, lighting rules, tree removal, etc.

2. Creating and Enforcing a Fine Structure--The ACC has created a fine structure to be used for Covenant enforcement when necessary.

3. Enforcement of LLHOA Regulations--This is a written document which contains the procedures that are currently being used when a regulation is violated. It is to provide written explanation to all property owners of the process that the ACC and LLHOA Board of Directors use in the event that there is a violation.

The Board commended Dave for his work to solidify the ACC processes and procedures. Several suggestions were made to the forms. Dave will make the suggested changes and re-submit the documents to the Board for their approval.

Dave also made a request for the LLHOA Board to consider changing the name of the Architectural Control Committee to something more positive, perhaps Architectural Review Committee.

VI. Metro District--This item was tabled until John Porco is present.

VII. Old Business

A. CC&R Committee--This item was tabled until John Porco can be present.

B. Homeowners signs--Glenn presented a letter describing the intent and purpose of the signs, a picture of one of the signs, and drawing of suggested placement on the property for the address signs. Becky moved, Mike seconded that these documents be sent to all property owners. The motion carried. **Each property owner who wishes to have a sign installed on their property must sign and return the form. No address sign will be installed without the written consent** of the owner. The information will also be put on the web page. While this is optional to all property owners, the purchase of the sign, the post and the installation is being done **free of charge to the homeowner** to aid emergency vehicles who come into our development and to make our community a safer place.

C. Fence reimbursement--After a review of the information, Mike moved and Glenn seconded to rescind a prior decision and to reimburse the homeowner 100% for materials. The motion carried.

D. Summer picnic wrap-up--Due to time constraints, this item was tabled.

E. Distribution of tasks for Board members--Due to time constraints, this item was tabled.

F. Winterwood weeds--Glenn and Dave have scheduled a time to spray weeds on Winterwood.

G. Maintenance issues--Several complaints have been made to Dave Parker regarding residences that have one or more unsightly maintenances issues and are in need of repair. Dave will look into what, if any, jurisdiction the ACC/LLHOA Board has on these issues.

VIII. New Business

A. Fine Structure--This item was covered under the ACC report.

B. Propane Tank Screening Infractions--The ACC will do another drive around to update the status of propane tank screenings. Those who still need to comply will receive a letter.

C. Bulletin Boards and mail station--Mike presented on behalf of Glenn a bulletin board to be bought to replace the smaller bulletin board with a larger one that will handle the correspondence of both the LLHOA and Metro Board. He found a bulletin board that is 48" X 36" and the cost is \$338.50. Mike thinks that it can be installed by volunteers. Becky moved, Mike seconded a motion to purchase the new bulletin board. Glenn will order the new board. In the meantime, the existing bulletin board now has locks and keys.

D. Teleconferencing--At the summer picnic, the idea of teleconferencing the LLHOA Board meetings was suggested. Mike will research this and report back to the Board.

IX. Adjournment--The meeting was adjourned at 1:45 p.m. The next meeting of the LLHOA Board is scheduled for Monday, September 15 at 7:00 p.m. at the home of Becky Herman.

FireWise Bulletin
August, 2014

There is a lot of mitigation going on in Loma Linda this summer. Thank you to all who have taken the time and effort to make your property and our development a safer place to live in. This is an on-going effort, as those of you who have done some clearing of Gamble's oak in the past must realize. However, take heart! If you persist in cutting back the oaks as they re-emerge, they will eventually give up. Or so I've been told by those who should know.

We had a very successful Chipping Day last week that extended into this week for some. There was some confusion about the charge. It was initially set at \$55 for a half hour's work, but the foreman hadn't been told about the reduced rate, so some of us were charged \$80. I talked with Dan MacVeigh, owner of Fire Ready, about the error, and he realized he hadn't passed the information on to Foreman Dan. I suggest you pay the agreed amount (\$55) and I will arrange for revised invoices. Please let me know if you paid \$80.

The chipping rebate is still available as long as the money lasts, so get your application in as soon as possible. The information and application form is can be found on the Loma Linda web page.

The Community Wildfire Protection Plan for Loma Linda is now in its final writing stage. The initial CWPP has been reviewed and edited by the necessary Forest Service personnel...in their spare time!...and now that the major fire season is over, they're getting the plan back to us. Still lots of work to do on it, but the end is in sight!

Peggy Beach, FireWise Ambassador
937 San Juan Dr.
264-0463, peggybeach9@aol.com