

LOMA LINDA HOMEOWNERS ASSOCIATION

Annual Meeting Minutes

December 7, 2014

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 by Becky Herman at 4:16 p.m. In attendance were Becky Herman, Glenn Unrath, Mike Leitch, Peggy Beach, Linda Parker, David Parker, Diane Davis, Mel and Darlene Cassio, Dorman and Betty Diller, Will Dunbar and Nancy Cole, Dean and Susan Dussell, Judy Estell, Don Haywood and Wen Saunders, Tom and Delores Highsmith, Roger and Rita Jensen, Jim and Melody Lesch, Mike and Tonya McCann, John Porco, Steve and Lee Sanderson, Rick and Bernie Sautel, Jean Smith, Bill Trimarco and Lisa Jensen, Farrell and Barbara Trask and Donna Unrath. Guest Kent Grant was also in attendance to present the Firewise Communities USA Award to LLHOA.

II. Revisions/Additions to the Agenda--The following items were added to the agenda:

A. Linda Parker asked for reimbursement for party supplies totaling \$59.85

B. Becky Herman asked for reimbursement for food for the party.

C. Delores Highsmith would like to discuss Article 5 Section 1 of the by laws concerning voting rights of the membership.

D. Peggy Beach asked that the Firewise Report be moved to earlier in the meeting as she needs to leave.

V. Committee Reports

A. Firewise Report--Kent Grant, District Forester for Colorado State Forest Service, presented the Firewise Communities/USA Award to the LLHOA Board. It was noted that Loma Linda is only the second community in Archuleta County to receive this award. To qualify for this award the following items were achieved:

1. A community risk assessment was made by the State Forest Service.

2. A committee was formed to develop a Community Wildfire Protection Plan (CWPP), Peggy Beach, chair. The CWPP was submitted for approval.

3. Firewise activities such as the chipping days, WUI checkpoint with the PFPD fire truck at the mailboxes during Fire Prevention Month, Home Ignition Point and driveway inspections, and Adopt-a-Hydrant program, were scheduled during the year.
4. The requirement of a minimum \$2 per capita investment by the development in local Firewise mitigation projects was met with the covered fuel break in the southwest corner of Loma Linda.
5. An application for the award was submitted to the State Firewise Liaison in Ft. Collins.

Peggy Beach added that several people had served on the committee with her to write our CWPP: Rena Gallant, Carolyn Schwulst, Judy Lechner, Bill Crouse, and Bill Trimarco. Mr. Grant presented several items to the Board including two signs, one which will be installed at the entry of Loma Linda, a book titled, Firewise Communities, and various pins, magnets, and stickers. Mr. Grant also explained that there is at least one insurance company in California that is now looking at communities who have earned this award in regard to homeowners' coverage. Mike asked Mr. Grant if a letter could be obtained so that individuals in Loma Linda could let their insurance company know that Loma Linda is now a Firewise Community. He will work on getting a letter to the Board for distribution.

Peggy Beach urged everyone to participate in the address sign project, citing a personal example of emergency vehicles having trouble finding addresses in Loma Linda.

- III. Approval of Minutes of the November Meeting--Mike moved and Glenn seconded a motion to approve the minutes of the November 2014 meeting of the LLHOA Board. The motion passed.
- IV. Financial documents--The financial reports were not available for December. The reports will be posted on the webpage when they become available.
- V. Committee reports
 - B. ACC Report--David Parker reported that the ACC committee had no business, therefore they did not have a meeting in December.
- VI. Metro District--John Porco reported that the grader has been repaired, the engine has been re-built. As it is a '77 model, it had serious repairs and took longer than expected. The roads have been graded, but because of time constraints, no mag chloride was added to the roads during the summer. Within the next week or so, the grader will do some work at the entry, but no material will be added and it will not be rolled. It will be a temporary fix, but hopefully it will help with the potholes that exist. John also stated that the grader was ready for snow. Barbara Trask asked if it was necessary for the grader to plow all the way to the ground instead of leaving some snow on the road. Bill Trimarco answered that the guideline is to leave 1" of snow.

VII. Old Business

A. Address Signs--Glenn reported that he has received 65 positive responses requesting an address sign be installed on their property, 4 responses indicating a negative response. He will be sending another letter to homeowners in January to give property owners additional time to make the decision of whether they want a sign or not. He said that installation had been moved to the spring. Glenn added that overall, he has had a very positive response to the signs.

B. Petition for removing Tank Screening from the CC&R's--Becky asked Barbara Trask to speak concerning a calling committee for tank screening voting. Barbara indicated that a committee had been formed to make calls to people regarding tank screening when the ballots are mailed. This committee includes the following people: Leah Young, Jean Smith, Rita Jensen, Susan Dussell, and Dean Dussell. Becky Herman will be the Board representative, serving as an observer. Mike Leitch expressed a concern that the calling be unbiased since all on the committee are individuals who signed the petition to initiate the change. He would like some sort of assurance that only the facts will be presented with the pros and cons without sensationalism.

Tom Highsmith stated that since there is a clear procedure for changing a Covenant, there is no reason for a calling committee and that the Board should not deviate from the procedure.

Lisa Jensen asked that since Becky is a Board representative on the committee, is the Board approving the script? The Board has not approved a script for the committee. After further discussion, this item was tabled for the next Board meeting.

VIII. New Business

A. Thank you to Glenn Unrath for his service on the Board--Becky Herman, on behalf of the membership, expressed her gratitude to Glenn for his service on the Board for the past three years. Glenn spoke to the members asking them to support and respect the Board members as all who are serving are doing so in the best interest of Loma Linda. He went on to say that serving is a thankless job and that it has become difficult to find members who will serve.

B. Nominations for new Board member--Nominating Committee--Mike Leitch, as the chair of the Nominating Committee recognized the other members of the committee: Peggy Beach, Becky Herman, David Parker, and Glenn Unrath. The committee called close to 44 members asking for volunteers. Two candidates emerged: Dorman Diller and Mike McCann.

Mike opened the floor for nominations, but there were none. Statements from each of the two candidates were presented, then each candidate was introduced, and both

were allowed to speak. Questions were taken by the two candidates as well. The statements of the two candidates can be found at the end of the minutes. Mike indicated that ballots will be sent to all property owners.

Delores Highsmith brought up her agenda item, Article 3 Section 1 of the governing documents which states,

“(b) the right of the Association to suspend the voting rights and right to use of the recreational facilities by an Owner for any period during which any assessment easement against his Lot remains unpaid, and for a period not to exceed sixty (60) days for any infraction of its published rules and regulations”

Tom Highsmith offered that any property owner with a fine or lien is not eligible to vote, according to the governing documents, and he encouraged the Board to be aware of any property owners who fall within this category.

At the November 17th meeting, the Board suspended enforcement of the tank screening for the course of the petition process, so no one's voting privileges are currently suspended due to an infraction of that rule.

C. Proposed 2015 Budget--Mike Leitch presented a draft of the budget for 2015. Lee Sanderson moved, Barbara Trask seconded a motion to accept the proposed budget. The motion carried.

D. Date and Time of next meeting--Becky Herman suggested deferring the next meeting so that members interested in attending can inform her. The Board will then set the date and time of the next meeting.

IX. Adjournment--The meeting was adjourned at 5:30 p.m.