

LOMA LINDA HOMEOWNERS ASSOCIATION

Monthly Meeting Minutes

February 26, 2014

[www.lhoapagosa.com](http://www.lhoapagosa.com)

email: [info@lhoapagosa.com](mailto: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 Glenn Unrath at 2:05 p.m. In attendance were Glenn Unrath, Mike Leitch, Peggy Beach, Linda Parker, Don Beach, Jay DeLange, Lisa Jensen, Doris Leitch, David Parker, Bill Trimarco.
  
- II. Additions to the agenda from the floor: Jay DeLange was present to present a request to the Board. Please see below.
  
- III. Approval of January 2014 Minutes: The minutes have been approved by email as presented.
  
- IV. Treasurer's Report: Glenn noted that the balance on hand as of 2/18/2014 is \$68,116.94. The full financial report will be posted on the website. A final invoice for the review of the Loma Linda insurance policies was presented. Mike moved, Glenn seconded that the bill be paid. The motion carried.
  
- V. ACC Report
  - A. Review procedures: Bill Trimarco presented concerns as to the procedures the Board took in regard to the tank screenings. Those procedures caused confusion on the part of the homeowners and the ACC. Bill requested that in the future, the Board not override the ACC recommendations on matters that are their responsibility. This will allow for clarification to homeowners, and it will also keep the system of checks and balances in place. The Board agreed and while they may ask for clarification on ACC matters, the ACC will retain their responsibilities in carrying out their duties. It was suggested that the screening of tanks be reviewed and that the status of all screenings be updated. Glenn and the ACC set April 30 as the deadline

date for reviewing and updating the list of homeowners who have complied with the ruling and those who have not.

B. Review covenants: Bill Trimarco presented a list of covenants in the Loma Linda governing documents that need clarification or need to be rewritten. These covenants are the following:

1. Section 2. Animals. "...the number of grazing animals shall be limited to two per Lot"
2. Section 3 (a): Dwelling Cost, quality and Size. "700 square feet of living space per story for dwellings which exceed one story."
3. Section 16. Fuel Storage Tanks. "Every tank for the storage of fuel installed outside of any building shall be either buried below the surface of the ground or screened to the satisfaction of the Architectural Control Committee by fencing or shrubbery."
4. metal buildings

Don Beach gave some background on the past existence of a CC&R committee. Glenn made a motion, Mike seconded that the CC&R Committee should be reinstated to review and to make recommendations to the Board regarding these covenants as well as the other covenants. This Committee will serve as the review body for the remainder of the Hindman Sanchez report on the governing documents that the Board did not review at the Work Session. Any homeowner who would like to serve on this committee is welcome and is asked to contact Don Beach. Don will serve as Chair of the committee, and Glenn and Mike will serve as members.

C. Jay DeLange request: Jay presented a written request that he be allowed to have three horses for a short period of time. One of his horses is lame, and he will be finding another home for her as soon as possible. In the meantime, he has the opportunity to secure another horse, but the time frame may overlap. The Board will consider his request and let him know their decision.

## VI. Committee Reports

A. Firewise Report--please see attached. In addition to the report, Bill Trimarco and

Peggy Beach presented a proposal to build a "shaded fuel break" on the southwest corner of Loma Linda which borders the national forest and Echo Canyon. This area would be the most probable location that a wildfire would enter Loma Linda, and mitigating this area would greatly protect the homeowners and property in the remainder of our development. Bill will apply for a grant that is available that will offset the cost of this project. The Firewise Committee would like for the LLHOA board to make a pledge to cover half of this project. Mike made a motion that the LLHOA pledge half of the estimated \$15,000 cost of this project, up to a maximum of \$10,000, to pay for this - assuming the grant is funded. The LLHOA would initially need to cover the entire cost of the project until the reimbursement from the grant came in. Glenn

seconded the motion. The motion carried. Because of a surplus amount in our treasury, the Board does not feel that this expenditure will affect the cost of homeowner dues in the future.

#### VII. Old Business

A. Continue work on Hindman Sanchez Report: This item has been referred to the newly reinstated CC&R Committee.

B. Report on insurance questions: Glenn has met with the insurance representative to get answer to several questions that arose in regard to the Hindman Sanchez report. Because of time constraints, he tabled his report until the next meeting.

C. Report on address signs: Glenn brought a sample of address signs that the Board is considering purchasing for homeowners that include street number and street name. They are large, reflective and would meet the suggested requirements of emergency vehicles. Bill Trimarco said that the Bridge and Road department has developed a similar sign that might be more economical. Glenn will check with them and inquire about a sample to bring to the next meeting.

#### VIII. New Business

A. Linda Parker suggested that the Board begin considering the summer picnic at the next meeting and to secure other possibilities for catering. She volunteered to gather catering information to present at the March meeting.

#### IX. Good of the Order

A. Lisa Jensen explained that the United Way is currently selling gift certificates for \$20 that can be used at most restaurants in town. The restaurant gives \$4 to the United Way for each certificate that is redeemed. Please contact her to purchase these.

Linda Parker announced that the Pagosa Springs Girls Choir is hosting a fundraiser on Thursday, March 27 at the Pagosa Center for the Arts. Several local and regional musicians will be performing, including the San Juan Mountain Boys (of which Glenn Unrath is a member). The event will begin at 5:30 with dinner catered by The Buck Stops Here and a silent auction. The concert will begin at 7:00. Tickets for the concert will be \$20 in advance, \$25 at the door, but that price does not include dinner. Dinner may be purchased separately at the Center. The girls will also be performing prior to the concert.

#### X. Adjournment

Glenn moved, Mike seconded that the meeting be adjourned. The meeting was adjourned at 4:40 p.m.

**FireWise Bulletin  
February, 2014**

As you begin your mitigation this year, please keep track of the volunteer hours you and your friends spend working on your property, and submit these hours to me. Below is a short form to use. Your volunteer hours and expenses (not contractors') will help FireWise qualify for additional funding through grants that ultimately come back to our community through funded work projects. I appreciate all the work and hours you have spent already; and now we can benefit even more from your efforts.

Progress is being made on the chipper program at the Pagosa recycle center (aka transfer station), thanks to the continued efforts of Bill Trimarco, Archuleta Coordinator of FireWise. He reports that residents and contractors will be able to bring woody slash to the County Transfer Station on designated days. As needed during the season, a large horizontal grinder will be brought in to grind the slash into chips. The grinder will be used at the transfer station, a similar site at Arboles and at the PLPOA slash site. Chips produced will be utilized as biomass, landscaping material and for compost. There will be no charge to residents and contractors for this service. FireWise will oversee all aspects of the program with assistance from PFPD and the Emergency Management team. The program is slated to run from late March through September. If you need assistance in hauling your slash to the chipper, please contact Peggy Beach.

Bill and Peggy propose to the LLHOA Board to apply for the Department of Natural Resources Wildfire Risk Reduction Grant to help finance the creation of a “shaded fuel break” along the south and west boundaries of Loma Linda. This would involve mitigating, but not clearing, a 300 foot wide strip of land adjacent to the National Forest, and would be dependent on permission of property owners involved. This fire break was recommended by the CWPP review committee that met January 15. FireWise of Archuleta County hopes to bundle all the local requests together in the hopes of increasing the chances of success our receiving the grant.

FireWise is looking to add more volunteer ambassadors. If you are interested in becoming an ambassador, contact Bill Trimarco or Peggy Beach.

Peggy Beach, Loma Linda FireWise Ambassador