

LOMA LINDA HOMEOWNERS ASSOCIATION

Monthly Meeting Minutes

July 16, 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 Becky Herman at 10:08 a.m. Attending were Becky Herman, Mike Leitch, Linda Parker, Jay DeLange, Jim Lesch, and John Porco. Glenn Unrath and Peggy Beach were absent.
- II. Revisions/additions to the agenda--The following items were added to the agenda:
- A. Posting draft minutes to the web
  - B. Late dues
  - C. "Map" sign at mail station
  - D. Bulletin board and mail station
  - E. Absent homeowner property use
- III. Approval of minutes of last meeting--Becky moved, Mike seconded that the minutes from the June 4<sup>th</sup> meeting be approved. The motion carried. Becky moved, Mike seconded that the minutes from the June 12<sup>th</sup> meeting be approved. The motion carried.
- IV. Financial documents; status of weed letters--The balance on hand is \$64,466.19. Please see the website for the complete financial report. Becky moved, and Mike seconded a motion to approve the financial reports from the last two meetings, May 31 and June 30. The motion carried.
- Two weed letters were mailed July 14, a reminder notice about weeds was sent to all homeowners, and a weed violation notice was sent to homeowners whose property was found to have noxious weeds by the ACC.
- Linda was asked to check with Trish on the status of late dues.

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--The ACC has met twice in the past month to approve various projects within Loma Linda. The minutes of both meetings have been posted on the webpage. Mike moved, and Becky seconded that the ACC create a new schedule to be used next year so that the weed reminder letter that is sent to all homeowners be sent earlier than it was this year. There would then be a weed violation notice sent to specific homeowners where weeds were seen by the ACC on their drive-around. The motion carried.

VI. Metro District--John Porco reported that the roads are currently in relatively good condition. At the present time, the grader is undergoing major repairs with an estimated completion time of mid-August. When the grader repairs are finished, all the roads will be graded, and mag chloride will be applied. Because of only two gradings this past winter, the Metro Board is in good financial condition for next winter.

Within the next few days, Echo Canyon will begin their road work. Please see the notice on the bulletin board at the mail station regarding this.

John also reminded the Board that all Metro meetings are open to all Loma Linda homeowners. The next meeting of the Metro Board will be September 10 at 7:00 p.m. at the home of John Porco.

VII. Old Business

A. CC&R Committee--John Porco asked the Board's direction for the CC&R committee since the proposal submitted regarding square footage requirements and cost per square footage was incomplete. The Board has asked John to rewrite the proposal, obtain the required signatures, then re-submit the proposal to the Board.

B. Hindman-Sanchez report on our letter--The Board is sending a letter explaining the reason for the Hindman-Sanchez report on the governing documents of LLHOA. The letter was submitted to the attorneys for their approval. The attorneys made no corrections or additions to the letter. Mike moved and Becky seconded a motion to have Trish mail the letter to all homeowners within the next two weeks.

C. Homeowners signs--This item was tabled until Glenn can be present.

D. Fence reimbursement--This item was tabled until Glenn can be present. The Board needs additional information from the Forest Service on this topic.

E. Summer picnic--It was suggested that because of the heavy rains that are occurring in the evening hours, **the time of the picnic be moved to 1:00 p.m.** Currently, 38 people have sent a positive RSVP. **Everyone is reminded to bring a dessert to share and a chair.**

VIII. New Business

A. Posting draft minutes on the web--Mike moved and Becky seconded that the draft minutes from each meeting will be posted on the web and labeled "draft." Once the minutes are approved at the next meeting, they will be posted as "approved." The motion carried.

B. "Map" sign at mail station--An unauthorized sign has been placed next to the map at the mail station. It will be removed.

C. Bulletin Boards and mail station--Because items are being taken down from the official LLHOA/Metro District bulletin board, Mike will look into purchasing locks. There was discussion to replace the smaller bulletin board with a larger one that will handle the correspondence of both the LLHOA and Metro Board. Mike will look into what is available and the cost.

**Only official business for LLHOA and the Metro Board is to be placed in the bulletin board that is attached to the mail station. The free standing bulletin board is for community information, business cards, and other items that might be of interest to the homeowners.**

D. Mail Station trash--Linda reported that twice she has taken black trash bags from the mail station that someone had dumped. **All homeowners are asked to dispose of their trash properly. The mail station has no trash pick-up.**

E. ACC Committee vacancies--Since two people have graciously agreed to serve on the ACC committee temporarily, the ACC is fully staffed.

F. Formal welcome letter--The formal welcome letter to new property/homeowners in Loma Linda was approved and is on the website.

G. Email discussion and vote--This item was tabled until the full Board is present and can discuss this.

H. Absent homeowner property use--Jim Lesch reported that on or about July 4 a large party of people arrived and stayed at a home with an absentee owner. While there, OHVs were driven throughout the development at high rates of speed and, in some cases, caused some road damage because of the heavy rains. Tents were set up on the property as well as a portable bathroom. He, along with several other Loma Linda residents, tried to talk to the guests, but he was not able to make contact. John Porco will inspect the roads from the Metro Board's perspective. The Board will get the contact information for the owner and make a recommendation at the next meeting.

IX. Adjournment--The meeting was adjourned at 12:38 p.m. The next meeting of the LLHOA Board is scheduled for Monday, August 18 at 2:00 p.m. at the home of Becky Herman.

# **FireWise Bulletin**

## **July, 2014**

**We're finally getting some much needed rain...almost three inches for this month already! However, with the rain can come complacency. The threat of wildfires is considerably diminished, but still present, especially with the severe lightening storms we've been experiencing. Please continue to work on mitigating your property and making your house resistant to approaching fires or flying fire brands from distant wildfires. For detailed information, guidelines, and brochures, contact Peggy Beach (264-0463,**

**A chipping rebate grant is available again this year (see explanation and application below); and the transfer/recycle station on Trujillo Rd. is accepting slash (mitigated materials such as branches and small trees) on Thursdays, Fridays, and Saturdays. Remember to keep track of the hours you spend at any of these tasks and send me a total. These hours are sent to FireWise of Southwest Colorado and increase the chances of FireWise receiving more grant monies for such projects as our shaded fuel break on the southwest corner of Loma Linda.**

**Peggy Beach, FireWise Ambassador for Loma Linda  
264-0463,**

## **2014 Chipper Rental Rebate Program**

**This program encourages the chipping of slash from wildfire fuels mitigation work conducted on any privately owned property in La Plata, Montezuma, Archuleta or Dolores Counties in Colorado. FireWise will reimburse the homeowner the lesser of \$100/day or 50% of the cost, whether you rent a chipper yourself or hire a mitigation company to provide chipping services, assuming all requirements are met.**

**If an HOA/POA/Metro District/Road District sponsors a chipping day for residents, they can get reimbursed up to the lesser of \$250/day or 50% of the cost, up to \$1000. The form can be found on the Loma Linda website: [www.llhoapagosa.com](http://www.llhoapagosa.com).**

**Rebates will be processed on a first-received basis. Submittal of this application does not guarantee a rebate. FireWise does not warrant or otherwise assume any liability for the work**

performed. This program is valid May 1, 2014 through October 31, 2014 or until funds are expended.

*NOTE: If you choose to use your chips for landscaping, please keep them at least five feet from the house. Research shows that most homes are lost during a wildfire when burning embers land in flammable material (wood, leaves, pine needles) near the home.*

## ***FireWise Chipper Rental Rebate Program***

### ***Questions and Answers***

***Q: I rented a chipper last year. Can I apply for the rebate?***

***A: No, your receipt must be dated after May 1, 2014 when this year's program was initiated.***

***Q: I'm having a contractor come in to masticate several acres on my property and he's going to treat some old slash piles while he's here. Can I claim a portion of the cost?***

***A: No. This program offers a rebate only when an actual chipper has been used.***

***Q: I'm going to have my oak and shrubs mowed. Does this count as chipping?***

***A: No. Unfortunately, mowing is actually mitigation work. This program offers a rebate only when an actual chipper has been used.***

***Q: My neighbors and I are planning on buying a chipper that we will share. Can we get a rebate for part of the cost?***

***A: While we recognize that purchase of a chipper may be cheaper and more effective in the long run, the rebate does not cover the purchase of equipment.***

***Q: I didn't use a professional contractor, but I hired someone to run the chipper I rented for me. Can I claim their labor costs?***

***A: Yes. You would claim the chipper rental days on Line 1A, the chipper rental costs on Line 2A, and the labor costs on Line 2B. Your rebate will be the lesser of 1D or 2D.***

***Q: Our subdivision is planning on renting a chipper for resident's use. How do they apply for the rebate?***

***A: The subdivision or HOA is entitled to the lesser of \$250/day or 50% of the cost up to \$1000. They can apply for the rebate and refund residents the appropriate portion or just charge the homeowner less to begin with. FireWise will not write checks to each individual that participated; it's one rebate per receipt or invoice.***

***Q: I want to chip the piles I have from last year but will probably do more tree limbing later this summer. Can I get a rebate for both efforts?***

***A: Due to our limited pot of money, the rebate is limited to one per household; however, you can***

*turn in more than one receipt if you have your work done at different times.*

***Q: I hired a contractor and it only took them a few hours to chip my slash piles. How should I calculate my rebate?***

***A: Use the Figuring Chipper Rebate worksheet to determine which method is less. You may round up to whole days for contractor chipping services, but will always receive the lesser of 50% or \$100/day.***

***Q: I rented a chipper for 3 hours. Can I get the rebate?***

***A: You are eligible for the rebate for any amount of chipping as long as you were chipping slash from hazardous fuels mitigation work. Some rental companies will only charge you a partial day if you return the machine early. With less than 4 hours, your calculation is likely to follow the 50% rule rather than the \$100/day if the rental company only charged you for half a day.***