

LOMA LINDA HOMEOWNERS ASSOCIATION

Monthly Meeting Minutes

June 4, 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 at 2:05 p.m. by Becky Herman. In attendance were Becky Herman, Glenn Unrath, Mike Leitch, Peggy Beach, Linda Parker. New residents Annie and Sam Pack visited for a short time to meet the Board members.

II. Revisions/additions to the agenda

A. Instructions to Linda from the Board

Linda would like clarification from the Board as to whose instructions she should follow in sending out information. After discussion, the Board agreed that the current President will be the liaison between the Board and the Secretary.

B. LLHOA email account update and maintenance

Mike suggested changing the password on the email account to maintain security. He also asked who had access to the email and who should have access. The Board agreed that the password should be changed at least annually when new officers are elected and that only the Board members and the Secretary should have access.

III. Approval of Minutes:

Glenn moved, Mike seconded that the May minutes be approved as presented. The motion carried.

IV. Financial Report:

The balance on hand as of 4/30/2014 is \$64,466.19. Because the financial report is not reconciled until after the 15th of each month, the report for July was not available.

V. Committee reports

A. Firewise Report: Peggy Beach's Firewise report was accepted by the Board and can be found below.

B. ACC report:

The ACC did not meet in June. They will begin weed inspections within the next week. Homeowners are asked to treat their noxious weeds early to get control of them. A sprayer is available to borrow from Becky Herman; if you choose to spray your thistles, you will need to provide your own chemical spray. Information about controlling weeds will shortly be available on the website; in the meantime, please contact the ACC with any questions you may have.

VI. Metro District

Becky Herman (for John Porco) reported that the Metro District held a special meeting to consider the proposal of Echo Canyon's access to Deer Run. Echo Canyon will be rebuilding their roads and has asked for permission to have access to Loma Linda and the exit from Deer Run. Deer Run is a non-finished road that connects with Loma Linda Drive through a gate. The use will be short term, during daylight hours, only in good weather, and will only be used by resident vehicles. The Metro District voted to accept the proposal, and the project is moving forward.

VII. Old Business

A. CC&R Committee

John Porco has drafted a proposal for a revision to the CC&Rs in regard to size and price of homes in Loma Linda. The proposal is now ready for signatures which John will secure. The proposal will then be presented to the Board for consideration and approval. The Board will hold a Special Meeting on this matter which is scheduled for Thursday, June 12 at 3:30 p.m. at the home of Becky Herman.

B. Hindman-Sanchez report

Becky has drafted a letter to be sent to property owners explaining the CC&R process and the reasons the Board has undertaken this. The letter has been sent to the attorney for approval, but there has been no response as yet. It will be distributed to the Board for approval when it is finished.

C. Homeowners' signs--report on final cost

Glenn reported that he drove around Loma Linda to see if existing posts could be used for this project. The posts were very inconsistent from property to property. He proposed that new posts be used so that they would all be uniform. The costs are as follows (for the approximately 100 properties on which there currently are homes):
100 signs and posts @ \$30.00 each for materials = \$3000.00. The labor to install all 100 signs was estimated at \$600.00. If we phase the installation with phase one being existing homes and

phase two being vacant lots the approximate total for each phase would be \$3600.00 providing that all home and lot owners opt for the signs. The Board will draft a letter to all homeowners asking for each property owners' signature to authorize installation of the post and sign on his/her property at no cost. The letter will include a drawing of a prototype installation. Glenn will have this to present at the next meeting. Based on the number of positive responses, the Board will consider moving forward with the purchase of the signs and posts and a schedule. These signs would be bought and installed primarily to aid emergency vehicles that come into our development. This is optional for property owners, but it is a project that the Board and the Firewise Committee think is worthwhile and will make our development safer.

D. Fence reimbursement

The Board discussed reimbursement for materials that were bought by an individual to finish the perimeter fence of Loma Linda on his property. Since this was done several years ago and prior approval of the Board was not obtained, Becky moved and Mike seconded that LLHOA reimburse the resident 50% of the cost of materials. The motion carried.

E. Summer picnic (July 27) update

1. Flyer--Linda will make a poster and put on the bulletin board at the mail station and will send it via email to all LLHOA property owners.
2. RSVP--Those attending the picnic will be asked to RSVP prior to July 15.
3. Chuck Sosbe will be catering our picnic, providing beef brisket, sausage, chicken, corn on the cob, vegetarian beans, green salad and drinks. Each family attending is asked to bring their favorite dessert to serve 6-8 people.

VIII. New Business

A. ACC vacancies--There are still two vacancies on the ACC (Architectural Control Committee). If you are interested, please call Dave Parker 264-1434.

B. Formal welcome letter

Mike presented a letter to the Board designed to give newcomers to Loma Linda some basic information about living here, including Board contact, homeowners' dues, the mail station, utility information, speed limits, and information concerning the CC&Rs. He proposed that it be placed on the website so that new or prospective owners could have access to the information. Becky moved and Glenn seconded that the Board approve the letter and have it posted on the website. The motion carried.

IX. Date and time of next meeting--The next meeting of the LLHOA Board will be Wednesday, July 16, 10:00 a.m. at the home of Becky Herman.

X. Adjournment--Glenn moved and Mike seconded that the meeting be adjourned. The meeting adjourned at 5:30 p.m.

Please remember:

The legal speed limit on all roads in Loma Linda is 30mph. This limit is based on Colorado traffic laws as applied to small acreage rural subdivisions. However, drivers should especially be courteous and safe to walkers (and their dogs or horses) along the roads by slowing down to a safe speed and passing slowly on the other side of the road (or stopping temporarily if there is oncoming traffic). Law enforcement in the Development is provided by the Archuleta County Sheriff (970-264-8430), and can be contacted if you experience or observe unlawful or unsafe activities of any kind in the Development.