

LOMA LINDA HOMEOWNERS ASSOCIATION

Monthly Meeting Minutes

May 20, 2014

www.lhoapagosa.com

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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 2:04 p.m. by Becky Herman. In attendance were Becky Herman, Glenn Unrath, Mike Leitch, Peggy Beach, Linda Parker, Bill Trimarco, David Parker, Don Beach, John Porco, and Barbara Lange.

II. Revisions/additions to the agenda

A. Reimbursement for Loma Linda perimeter fence--this item was tabled until Glenn can do further research.

III. Approval of Minutes: Glenn moved, Mike seconded that the April minutes be approved as presented. The motion carried.

IV. Financial Report: The balance on hand as of 4/30/2014 is \$64,466.19. Mike moved and Glenn seconded that the financial report be approved. Please visit the Loma Linda website for the complete report.

V. Committee reports

A. Firewise Report: Peggy Beach's Firewise report can be found below. The Board also discussed the house signs and how to proceed with the purchase of the signs. Several ideas were suggested including the following:

1. purchasing signs in phases: phase 1 would be the purchase of signs for lots with houses, phase 2 would be the purchase of signs for vacant lots
2. write a letter that would be sent to all property owners asking for their consent to purchase a sign for their property. The Board will pay for the signs, and possibly, installation. This is strictly optional for homeowners. The signs are meant to keep our subdivision safer as they are large and reflective and will aid emergency vehicles that come into Loma Linda.

It was decided that before the Board can proceed, an estimate for materials and labor for installation is needed. Glenn will do a drive-through to see if existing posts can be utilized. He will give a report at the next meeting on a cost estimate for the total project.

B. ACC report: Bill Trimarco presented a letter to the Board resigning as Chair of the ACC. David Parker was appointed by the Board as the new Chair. There are now two vacancies on the ACC that need to be filled. If anyone is interested, please contact David Parker (264-1434). Since there has been difficulty in filling positions on this committee, and the by laws require three members on the ACC in order to conduct business, there was a suggestion that the Board propose a change to this bylaw when the membership considers and votes on other bylaws this summer.

VI. Metro District--John Porco reported that the Echo Canyon development 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 Board has decided to have a special meeting to consider this proposal.

VII. Old Business

A. Revise schedule for first CC&Rs amendment procedure in order to have voting begin at the summer picnic--Mike reported that the original charge to the CC&R committee was to have wording and a petition for the Board by May 30. John Porco is working on the wording for the by law to be changed regarding square footage requirements for homes. He feels that the Board will have his document by May 30 along with the pros and cons for changing the policy.

B. Firewise driveway reports--One of the residents needs help in mitigating her driveway so that it is accessible by emergency vehicles. Because of her limited sight and hearing, she is unable to take care of this by herself. The PSFD did an assessment of her property and has suggested mitigation of the driveway. Peggy Beach will spearhead this project to get permission from the homeowner to proceed and to recruit help for the mitigation.

C. Revised letter to homeowners--Becky has drafted a letter to be sent to property owners explaining the CC&R process and the reasons the Board has undertaken this. Before it can be sent, the wording must be approved by the attorney. Glenn moved, Mike seconded that the letter be given to the attorney, then pending approval, be sent to the property owners.

The Board is planning to have a ballot ready on several of the by laws by the summer picnic so that many members can vote in person. It was suggested that a Ballot Committee be created to handle the receipt of ballots and the counting of votes. If you would be willing to serve on this committee (and the responsibility will be minimal, but necessary), please contact Becky Herman.

D. Speeding in Loma Linda--Several complaints have been made to the LLHOA in regard to residents speeding in the subdivision making it very dangerous for pedestrians. The sheriff's department has been notified that residents would like additional patrolling in the area to help with this. The Board agreed to send a notice to all members in a separate email regarding road safety and speed limits. Linda will make a sign to put on the bulletin board at the mail station. All residents are encouraged to slow down, be courteous and to share the road. The following will be sent to all on the LLHOA email list:

It's summer and there will be a lot more activity with residents and seasonal visitors walking our roads and enjoying our great outdoors. Unfortunately, we have had several complaints about drivers going too fast and passing too close to walkers.

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.

VIII. New Business

A. Formal welcome letter to newcomers to LL--Mike presented a list of ideas to be included in a letter from the Board to consider making available to new and future property owners of Loma Linda. This item will be on the agenda for the June meeting after the Board has had time to review this.

B. Menu for summer picnic--Chuck Sosbe will again cater the summer picnic, providing bar b q, sides, and drinks. Each family attending will be asked to bring their favorite dessert to share. Your dish should serve 6-8 people.

IX. Date and time of next meeting--The next meeting of the LLHOA Board will be Wednesday, June 4, 2:00 p.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.

FireWise Bulletin

May, 2014

Congratulations, Loma Linda! We've been awarded the grant to help create a shaded fuel break at the southwest corner of our development that borders on the National Forest and Echo Canyon. (See February's FireWise Bulletin.) It's a 50/50 shared grant, and our HOA Board has pledged up to \$10,000 toward the project. The next step is to get bids for doing the heavy work. This is a great opportunity to make our community safer during this high fire season.

May is **Wildfire Prevention Month** in Southwestern Colorado, and there are several activities planned in Pagosa Springs to help raise awareness of what we can do to protect our homes, our development, and our county. Watch the paper for upcoming events, including a class on chain saw safety on 29 May at the CSU Extension building.

In late April, seven Loma Linda property owners had their driveways checked for accessibility by emergency vehicles. John Gilbert from the Pagosa Fire Dept. and Bill Crouse, our local volunteer fire fighter, checked for clearance both above and on each side of the driveways as well as turnaround space at the houses. If you are interested in having your driveway assessed, please contact Peggy Beach to arrange a date.

The Slash Depot is now open at the Transfer Station on Trujillo Road. Only woody slash from homeowners and contractors will be accepted without charge. No construction debris or pine needles will be accepted. Stumps must be cut into pieces less than 8 inches in diameter. There is no charge for bringing acceptable woody slash from your property mitigation. Other material will be subject to landfill charges as usual. The woody slash will be chipped and utilized. Hours of operation are Thursday through Saturday, 10:00 am till 4:00 pm.

The Chipper Rental Rebate Program is available again this year. This program encourages the chipping of slash from wildfire fuels mitigation work conducted on any privately owned property in La Plata, Montezuma, Archuleta, San Juan or Dolores Counties in Colorado. FireWise will reimburse the lesser of \$100/day or 50% of a chipper rental cost, or \$100/day or 50% of the cost to have a mitigation company provide chipping services, assuming all requirements are met. Rebates will be processed on a first-received basis; submission of this application does not guarantee a rebate. This program is valid May 1, 2014 through October 31, 2014 or until funds are expended. Contact Bill Trimarco or Peggy Beach for details.

Peggy Beach, FireWise Ambassador for Loma Linda
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