

LOMA LINDA HOMEOWNERS ASSOCIATION

Monthly Meeting Minutes

September 12, 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 1:03 p.m. In attendance were Becky Herman, Glenn Unrath, Mike Leitch, Peggy Beach, Linda Parker, David Parker, John Porco, Will Dunbar, Rena Gallant, and Mike Pluth.

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

- A. Teleconferencing
- B. Bulletin board update
- C. Input for agenda from Board members
- D. Prairie dog mitigation

III. Approval of minutes from last meeting--Mike made a motion that the August minutes be accepted as written. Becky seconded, and the motion passed.

IV. Financial documents--The balance on hand as of August 31, 2014 is \$60,305.22. The balance sheet will be posted on the Loma Linda webpage.

V. Committee reports

A. Firewise report--Peggy Beach submitted a firewise bulletin that can be found below. The Board accepted her report as presented. Mike added that Bill Trimarco has let the Board know that the fuel break on Winterwood has begun and should be finished in approximately another month. This work is being done in part because of a grant that Bill (Firewise) applied for and received on behalf of LLHOA.

B. ACC report--David Parker reported the following:
At the September meeting of the ACC, several Requests for Property Improvement were approved regarding propane tank screening. David has spoken to 15 of the 20 residents who received a second notice about tank screening, and he has visited several properties to offer

ideas on ways to best screen the tanks. After October 1, 2014, David will contact personally any residents who have not contacted the ACC regarding this matter. He reported that all conversations that he has had have been very positive and that people have been very willing to comply with the Covenant. He expressed his appreciation to those residents who have spoken to him and have complied with the CC&Rs.

In addition to tank screening letters, two residents received letters regarding property maintenance. Neither resident has responded. He will be contacting them personally as well.

One resident, who was given approval to use plants as a screen by someone other than an ACC member, has requested reimbursement for plants that were used to screen the tank. The plants were found to be too small to screen the tank by the ACC on their recent drive-around. David added that the purpose of the Covenant is to screen the tank from view from the road (whichever road is named in the physical address of the property). Unless plants are large enough to do this, the ACC has not granted approval for this screening method. To wait years for the plants to grow large enough does not satisfy the intent of the Covenant. The resident has submitted a Request for Property Improvement to screen the tank adequately using materials other than plants. David has submitted the request for reimbursement to the Board. The Board is considering taking that action.

David also reported that a resident visited with him at length regarding a possible conflict with Firewise recommendations. David is planning a meeting with the Fire Marshall to get further information and present any recommended changes to the Board for approval.

Will Dunbar asked several questions concerning the enforcement of other Covenants. David and John, ACC members, responded by saying that the ACC is currently getting documents in place that will assist both the ACC and the residents in compliance with CC&R Covenants. In the past, documentation of requests and approvals has been lacking, causing a problem for the members serving on the ACC. David made a plea to the residents of Loma Linda to become a member of the ACC, to become a part of the decision-making process. If you are interested in serving on this committee, please call David at 264-1434.

David stated that several residents who have contacted him about propane tank screening had no idea that this matter was included in the governing documents of Loma Linda.

The Board has requested that ALL property owners take the time to read all of the CC&Rs. These documents can be found on the Loma Linda webpage:

www.lhoapagosa.com

VI.. Metro District--John Porco reported that the grader is still being repaired, specifically, the engine is being re-built. Originally the Metro Board thought the repairs would be finished in August, however, they are now hopeful that the repairs will be finished by the end of September. Once the grader is operational, the roads will be graded, some gravel will be added in necessary locations, and mag chloride will be applied. However, this plan will be contingent on timing and

the weather. The Metro Board is exploring options for plowing should the grader not be usable by the time it snows. The Board has drafted their budget. Residents will see that the Board is trying to save money in the event that the grader will need to be replaced at some time in the future or to hire outside contractors for snow-plowing if the grader repairs take longer than expected. All Metro District Board meetings are open to all residents. If anyone has questions or concerns, those should be directed to John Porco (264-2171).

VII. Old Business

A. CC&R Revisions Plans--Update--This item was tabled because of time constraints.

B. Homeowners' Signs Implementations/Storage--Glenn has written the letter about Homeowners' Signs with Board changes. The letter, photo, and sign placement drawing will be mailed to all property owners within the week or so.

C. List of liens against property owners--There are currently very few properties that have liens resulting from failure to pay LLHOA dues.

D. Bulletin board update--Mike and Glenn have installed a new bulletin board at the mail station for LLHOA and Metro District postings. This board is for **official use only**, the left side for LLHOA, the right the left side for side for the Metro Board. The delivered price of the bulletin board was \$430.45. Glenn also requested reimbursement for supplies to anchor board to the concrete wall and caulking was \$17.24. Becky moved, Mike seconded that Glenn be reimbursed for the purchase and the supplies. The motion carried.

VIII. New Business

A. December annual meeting--Pending confirmation from the Community Center, the date/time for the December annual meeting has been set for Sunday, December 7 from 4:00--6:30 p.m. at the Community Center. **This is the meeting where a new Board member for the LLHOA is elected. The Board asked that all residents consider serving in this very important position. If you are interested or know of someone who is, please contact any of the current Board members.**

B. Input for agenda from Board members--So that all Board members have an opportunity to add items for meeting agendas, Becky will send the agenda to Glenn and Mike before it is sent to Linda for disbursement and posting. Glenn and Mike should add their items, and return the agenda to Becky within two days time.

C. Mike Pluth asked if there were any rules in the CC&Rs regarding prairie dog mitigation. The Board indicated that there are no rules covering this topic in the governing documents.

D. Teleconferencing--While Mike has researched possibilities that would be workable for LLHOA Board meetings, this item was again tabled because of time constraints. If there are residents who are interested in participating in Board meetings through teleconferencing, please contact Mike Leitch and let him know. (264-0750)

IX. Date and time of next meeting--The next meeting of the LLHOA Board has been set for Tuesday, October 28 at 6:00 p.m. at the home of Becky Herman.

X. Adjournment--Glenn moved, Mike seconded that the meeting adjourn. The meeting adjourned at 3:00 p.m.

FireWise Bulletin September, 2014

If you see smoke on the western horizon in the next couple of months, check with the Forest Service before panicking. The Pagosa Ranger District is planning to burn approximately 750 acres in the Turkey Springs area near Forest Service Roads #629 and #919 sometime between September 15 and December 1, 2014. The actual dates of burning operations will be dependent on weather and fuels conditions.

Burning operations will be conducted by district personnel and other fire resources from the San Juan National Forest. The purpose is to reduce hazardous ground fuels, reduce the risk of unplanned catastrophic wildfire and restore ponderosa pine ecosystems.

Some area trails may be closed on burn days and immediately following burning. For additional information, please contact Fred Ellis, Assistant Fire Management Officer (Fuels), Pagosa Ranger District (970) 264-1541.

If you are planning on burning slash on your property, please remember that all open fires require a burn permit from the Pagosa Fire Protection District (PFPD). Recreational fires do not require a permit, however a permit is recommended. Permits may be obtained at the PFPD Administrative Office at 191 N. Pagosa Blvd. from Monday through Friday, 8:00 am to 5:00 pm. (closed 12:00-1:00 for lunch). Fire permits are \$10.00 and are good from the time of purchase until the end of the calendar year in which they are purchased. Permits are good for one address only and may be used multiple times.

Some of you may have missed last month's chipping day. If you're interested in having slash chipped and would like to participate in another chipping day, please contact me. We'll need at least five property owners to make it worth while to get the reduced rate. The chipping rebate grant will be available through October or as long as the money lasts.

Peggy Beach, FireWise Ambassador
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