

LOMA LINDA HOMEOWNERS ASSOCIATION

Monthly Meeting Minutes

August 14, 2015, 6:00 p.m.

Ross Aragon Community Center

www.lhoapagosa.com

email: info@lhoapagosa.com

APPROVED MINUTES

Mike Leitch, President	264-0750
Becky Herman, Vice President	264-2171
Mike McCann, Director	(303) 905-9780
Peggy Beach, Firewise Ambassador	264-0463
Linda Parker, Secretary	264-1434

I. Call to Order--President Mike Leitch called the meeting to order at 6:00 p.m. In attendance were Mike Leitch, Becky Herman, Mike McCann, Linda Parker, Peggy Beach, David Parker, John Porco, Doris Leitch, and Tanya McCann.

II. Finalize & Approve minutes from last meeting--Mike Leitch moved, Becky Herman seconded that the June 2015 minutes be approved with the following change:

Remove the sentence under VII. New Business, A. Tracking effect of fire mitigation on wildlife--"Please call Becky at 264-2171 if you are coming along."

The motion passed.

III. Financial Documents from Trish--The financial report showed the following expenditures which were discussed:

\$3566--Address signs and installation

\$6000--Fire Mitigation on Winterwood, noted that 50% of this expense will be reimbursed through the Mitigation Grant

\$3200--Year to date Legal fees related to Propane Tank Screening

\$ 855--Caterer for Annual Meeting and Picnic

The total assets are \$50,925. Please visit the Loma Linda website for the complete Balance sheet..

Mike Leitch moved and Becky Herman seconded that the Financial Report be accepted.

The motion passed.

IV. Committee Reports

A. Firewise Report--Peggy Beach submitted the Firewise Report which can be found at the conclusion of the minutes. The following additions were made:

1. Peggy asked the property owners to please sign up for Reverse 911. The procedure for signing up is available on the Loma Linda website.
 2. Please send in your number of hours spent in mitigation to Peggy. Many grants are available and the more mitigation hours we can document, the better our chances of receiving grants.
 3. The Emergency Operations Director has commented to Peggy how impressed he is with the address signs. He explained that having the signs will help the emergency responders locate addresses.
 4. USAA has reversed their decision and is now writing homeowners policies in our zip code. At least part of this decision was made because of our CWPP that is on file and the Firewise Community award that Loma Linda received.
- The Firewise Report was accepted with the above additions.

B. ACC report--David Parker presented the ACC Report which can be found at the conclusion of the minutes. The report was accepted as presented.

V. Metro District--John Porco presented the following from the Metro Board:

Summer grading of roads has been completed. MagCl was applied to all roads in the subdivision. No additional grading is planned before winter unless required by severe weather. Note that the Metro District has sufficient reserves to handle a severe winter. Farrell Trask has agreed to join the Board, taking the position vacated by Roger Jensen.

The next meeting of the Metro Board is scheduled for September 9 at 7:00 p.m. at the Porco-Herman house. However, residents are urged to check the bulletin board in early September in case the date needs to be changed.

VI. Old Business

A. Trish reimbursement--Trish McInelly, the bookkeeper for the LLHOA has submitted an invoice for services rendered from July--December. Mike Leitch moved and Becky seconded a motion to pay the invoice with stipulations of a more detailed invoice to be requested. The motion passed.

B. Billy Goat reimbursement & completion of mitigation project--An invoice from Billy Goat has been paid for the mitigation on Winterwood. 50% of the amount will be reimbursed to the LLHOA from the grant received for the mitigation.

C. Firewise insurance letter--A letter stating Firewise activities has been sent to all property owners and is posted on the Loma Linda website.

D. Second round of address signs--Several property owners who did not order an address sign have requested one. A separate email (and possibly letter) will be sent so that property owners can place an order. In the meantime, property owners may request

a sign for their property by calling Glenn Unrath at 507-0226 or email him at gunrath@gmail.com.

There was a discussion about ordering signs for all properties in Loma Linda to have on hand. For installation, property owners would need to request the sign be placed on their property. Mike Leitch made a motion, Becky seconded that the Board authorize an amount up to \$4000 to purchase address signs for all properties with the stipulation that they will only be installed on properties whose owners request it. The reasons given for ordering signs for all properties included:

- Possible change in design of the signs over the years
- When property is sold, a new owner may want to request a sign
- Ordering signs in small lots incurs higher shipping charges
- Any signs not installed can be stored in the storage building

The motion passed.

The Board would like to encourage all property owners to order a sign as it was noted that the vast majority of medical emergencies occur at night. Because the signs are two sided and reflective on both sides, they will help emergency vehicles and responders locate an address much quicker.

E. Nominating Committee--The Board is asking for volunteers to serve on the Nominating Committee for a new Board member who will be elected at the December meeting. Becky Herman will Chair this committee. If anyone is interested in serving, please let Becky know by calling her at 264-2171.

V. New Business

A. Procedures for draft & final minutes--The Board discussed the proper procedure and regulations regarding non-profit organizations for sending Draft and Approved minutes to the membership. It was suggested that Draft minutes be sent only to the Board. The Board then would bring any additions, changes, and corrections to the next meeting, then approve the corrected or amended minutes. The Approved minutes would then be sent to the membership. There was a concern that the membership would not receive minutes until a month after the meeting was held. It was noted that all property owners are invited and encouraged to attend LLHOA Board meetings so that they stay informed of Association business.

It was decided that the Board will review the regulations set forth in the CCIOA laws and make a decision at the next meeting. For this month, the Draft minutes will be sent to the membership with a disclaimer attached. The Board will bring corrections and changes to the next meeting and approve the minutes with any corrections and/or amendments.

B. Refinishing green bulletin board--The Board agrees that the green bulletin board at the mail station needs some renovation. If anyone has ideas on the renovation or would like to volunteer to help with this project, please call Mike Leitch at 264-0750.

VIII. Other business

A. Entry sign--David Parker suggested that the entry sign into Loma Linda be refinished. Mike McCann will investigate some possible solutions and report at the next meeting.

B. Bear problems--There has been evidence of bears in our community. A list of suggestions for deterring bears can be found on the website including how-tos for making your home bear proof.

C. Mike Leitch reported that the insurance premiums for Loma Linda insurance policies needs to be payed; will check with Trish.

D. Mike Leitch reported that spraying and mowing weeds on the right of ways has been completed and thanked the Metro Board for taking care of this.

E. The Board would like to remind property owners that discharging firearms is not permitted in the Loma Linda development. Property owners who use their homes as a rental are asked to make sure their guests be aware of the Association covenants.

Article IX, Section 9. Hunting and Discharge of Firearms. Hunting of any kind is strictly prohibited within Loma Linda Subdivision. No discharge of a firearm as defined by the State of Colorado...

F. David Parker has requested reimbursement for postage and supplies used by the ACC for mailings to property owners regarding enforcement of the propane tank screening and weed control issues. He will submit an invoice to Mike Leitch.

G. Since the Winterwood mitigation is finished, property owners in Loma Linda may get firewood that has been stacked in the Winterwood area. This firewood is for Loma Linda property owners only.

H. Because of the new forms being used by the ACC (some being filled out and returned by property owners) and because the ACC uses the Loma Linda post office box, David Parker has requested he be given a mailbox key. Becky moved and Mike McCann seconded a motion to give David Parker a key to the mailbox. Mike Leitch will request an additional key from the post office.

I. Becky Herman stated that she felt the cost of the caterer used for picnic was somewhat excessive. She suggested getting several quotes for the December party as well as the summer picnic next year. The Board agreed.

IX. Date and time of next meeting

The next meeting of the LLHOA Board was scheduled for Tuesday, September 15 at 6:00 p.m. Mike Leitch will try to secure a room in the Community Center, so please check the agenda for the next meeting to confirm the location.

X. Adjournment

Becky Herman moved for adjournment. The meeting was adjourned at 8:36 p.m.

Respectfully submitted,

Linda Parker, Secretary, LLHOA

FireWise Bulletin

August, 2015

Drive around Loma Linda and admire the mitigation being done or already completed by so many property owners. This makes not only the individual properties safer from wildfire, but also lowers the risk of fires spreading to neighbors' properties. Thank you for your efforts. If anyone is interested in a chipping day (slash chipped and broadcast or stacked at a reasonable rate), please contact Peggy Beach.

The covered fuel break in the southwest corner of Loma Linda is complete. Drive or hike back and have a look. Firewood is still available to property owners.

The new address signs are up and glowing. Thank you to Glenn Unrath, Mike Leitch, and David Parker for all your work in procuring the materials and installing the posts and signs. This will make it so much easier for emergency personnel to find our homes.

This is a good time to update your "Grab and Go" bag with the most recent insurance policies, photos of each room for insurance purposes, recent medical records, copies of birth and marriage certificates, etc. For very comprehensive lists depending on the time allowed, please go to this site:

<http://www.thepreparednesspodcast.com/evacuation-grab-listexample>.

Peggy Beach, FireWise Ambassador

937 San Juan Dr., 264-0463

peggybeach9@aol.com

Architectural Control Committee Report

August 14, 2015

1. The August meeting was held at the Ruby Sisson Library on August 6, 2015 at 2:00 p.m.
2. The forms we have been developing for use in administering ACC business were approved by the committee members for their review and input at the July meeting. Those forms intended for use by the membership have been posted on the Loma Linda website.
3. David Parker and Glenn Unrath did a survey of lots that still show signs of Canada Thistle. The committee agreed to distribute the compliance letter (first notice) immediately. Residents that have

thistle will have until September 15, 2015 to treat any Canada Thistle on their property. Twenty-nine letters of non-compliance were issued.

4. The committee issued letters of request after the April meeting, to all residents that have not completed their tank screening. The committee also agreed to extend the completion date to Sept. 1, 2015. So far, three residents have complied by burying their tanks.

5. A Requests for Property Improvement for Sam and Annie Pack for their tank screen was approved, and Pete Russey's request for a wood shed was also approved.

6. The next regular meeting of the ACC is scheduled for Thursday, Sept. 3, 2015 at 2:00 p.m. at the library.

Respectfully submitted,
David Parker, ACC Chair, LLHOA
264-1434