

LOMA LINDA HOMEOWNERS ASSOCIATION

Monthly Meeting Minutes

June 11, 2015, 6:00 p.m.

[www.llhoapagosa.com](http://www.llhoapagosa.com)

email: [info@llhoapagosa.com](mailto:info@llhoapagosa.com)

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--The meeting was called to order at 6:06 p.m. by Mike Leitch, President. In attendance were Mike Leitch, Becky Herman, Mike McCann, Linda Parker, David Parker, and Peggy Beach.
- II. Approval of minutes of last meeting--Mike Leitch moved and Mike McCann seconded that the minutes of the May 2015 meeting be approved. The motion passed.
- III. Financial Documents--The latest financial documents were reviewed. The balance on hand is \$57,971.79. Property owners are reminded to pay their dues. Mike Leitch will ask Trish to send reminder letters to those with unpaid dues.
- IV. Committee reports
  - A. Firewise report--Peggy Beach presented the Firewise report, which was accepted. Please see the report below.
  - B. ACC report--David Parker presented the minutes of the last ACC meeting to serve as his report. The report, which can be found below, was accepted. David also presented a proposal on behalf of the ACC for the LLHOA Board to have Frank Ratliff spot spray all weeds on the road right of ways and to request the Metro Board to have the road right of ways mowed. That complete proposal can be found below. After discussion, Mike Leitch moved and Mike McCann seconded that David contract Frank Ratliff to spot spray the noxious weeds along the road right of ways throughout the development not to exceed \$500. The motion passed. **If anyone does NOT want their right of way weeds sprayed, please let David Parker know ASAP (264-1434). If you do not want your weeds sprayed on the right of way in front of your property, you will need to make arrangements to take care of them yourself.**

David also brought forward a pending decision on a potential resident's house plans due to the minimum square footage requirement in the CC&Rs. David expressed concern

that the Covenant addressing square footage requirements is again an issue for the ACC. The homeowner's plans were returned, stating that in order to be approved, the plans would have to be changed to meet the current requirements.

V. Metro District--There was no report due to the absence of John Porco.

VI. Old Business

A. Summer Picnic--Plans have been made for the summer picnic which is to be held Sunday, July 19 at 1:00 p.m. at the home of Becky Herman and John Porco. Parking is available at the bottom of the driveway. ATVs will shuttle people to the house. If anyone needs to park at the top of the driveway, please let Becky Herman know ahead of time.

B. Forest Service gate repair--Mike Leitch has bought the necessary materials to finish the repair of the forest service gate and fence. He and David Parker will finish the repair at a time convenient for both.

C. Address signs update--Mike Leitch, Glenn Unrath and David Parker have placed orange stakes on most of the properties that ordered address signs. This process should be completed within the next two weeks. Property owners are asked to look at the placement of their stake. If they feel there is a better place for their sign, they should let Glenn Unrath know. The stake can be moved, but the placement must maintain a 35' distance from the center of the road so that it does not interfere with road maintenance.

D. Fire danger sign at mailboxes--A resident has expressed concern about having a fire danger sign at the entrance to Loma Linda. The Board has decided instead to consider a smaller sign to be placed at the mail station along with the Firewise Community sign. Mike McCann will research this and have a report at the next regular meeting of the Board.

VII. New Business

A. Tracking effects of fire mitigation on wildlife--The Audubon Society is noticing that in areas of aggressive mitigation, the number of birds is diminishing. Her results will be documented on [www.ebird.org](http://www.ebird.org) to track the bird population over several months and even years. She will be close to properties for the count and may be taking photos.

B. Weeds on Winterwood--Canadian thistle is rampant in areas of Winterwood. The ACC will contact the property owners to assist in a solution.

VIII. Other Business

A. Mike Leitch explained that he had received a Summons regarding a Treasurer's Deed transferred property on which a lien had been placed a long time ago. Since the release of this lien was already in progress, Mike signed a form from the new owner's lawyer that released any claim we have on the present owner of that property.

B. Linda Parker suggested that the Board create a document listing all of the past and current activities that have been completed and are on-going in Loma Linda regarding fire mitigation. This document would be mailed to each property owner and put on our website so that each, in turn, could submit it to their insurance company's underwriting department. She suggested that having a document of this type might make a

difference in an insurance company's' decision to write (or not write) policies in Loma Linda. While this document would probably not change a decision about insuring a particular property, it would be a start in letting companies know about the work that is taking place here, such as community mitigation, i.e., Winterwood, becoming a Firewise Community, year-round access to roads, mowing/spraying the road right of ways, as well as mitigation that individuals are doing. Several homeowners have reported insurance inspectors who have visited their property at their renewal date, and the Board feels this would be helpful. Peggy Beach and Linda Parker agreed to collaborate to write the document.

IX. Date and time of next meeting--TBD

X. Adjournment--Becky Herman moved the meeting be adjourned at 8:45 p.m.

Respectfully submitted,  
Linda Parker

### **FireWise Bulletin June, 2015**

This is an email from Pam Wilson, coordinator of FireWise for southwest Colorado. Those who attended the Sand Creek tour last year were very impressed with the recovery of this devastated area. This promises to be an equally informative and impressive tour.

I hope some of you will consider joining us for one or both events. Please note -- you do need to register for the event(s) because food is being provided. You can register at [www.sanjuanheadwaters.org](http://www.sanjuanheadwaters.org). Hope to see some of you there!

Please feel free to share the event notice with anyone you think might be interested.

Pam

**Join Representatives of:** The Rio Grande Watershed Emergency Coordination Action Team (RWEACT-Win), San Juan Headwaters Forest Health Partnership, Southwest Firewise, Southern Rockies Fire Science Network, and the Rio Grande and San Juan National Forests for **FREE FOOD and Conversation.**

**June 19** – Panel Discussions about the history of the fire, current conditions, and what to expect in the future. Discussions will be followed by a **FREE BBQ. Wolf Creek Ski Area – 4:00pm to 7:00pm**

**June 20** – Tour of the West Fork Fire Scar. Discuss the fire with regional experts and land managers. *Please bring a hard hat if you own one. FREE LUNCH.* Meet at the **Wolf Creek Ski Area at 8:30am.** The group will leave at 9:00am and return at 3:00pm.

**Please register for the events so that we can include you in the food purchase.**

Back on the home front:

It's time to move the wood piles away from the house. The recommended distance is at least 30 feet. That also includes pine needles, tall grass, and wood chips. Take a walk around your

structures and look for small openings in the eaves and soffits, breaks and spaces between roof joints, accumulation of debris on the roof or in corners of the foundations and under porches and decks, and open vents. If you'd like a Home Ignition Zone assessment form or assistance in conducting the assessment, contact Peggy Beach.

Several property owners have applied for the chipping rebate and/or the mitigation grant. Start accumulating your slash for the next chipping date, or haul the slash to the recycle center/relay station on Trujillo Rd. Both the rebate and grant are still available. Keeping your property mitigated is vital not only for the safety of your home and property, but also for that of your neighbors. Consider working with your neighbors to create a wide defensible space on your properties.

Peggy Beach, FireWise Ambassador for Loma Linda  
264-0463, [peggybeach9@aol.com](mailto:peggybeach9@aol.com)  
937 San Juan Dr.

Loma Linda Homeowners Association  
Architectural Control Committee  
Monthly Meeting  
Thursday, June 4, 2015  
Ruby Sisson Library  
Small Conference Room  
811 San Juan

Minutes

- I. Call to Order—The meeting was called to order by David Parker at 2:05 p.m. Attending were David Parker, Chair, Bob Carpenter, Delores Highsmith, and Glenn Unrath.
- II. Additions to the agenda—There was one addition to the agenda:  
Request to Metro Board
- III. Review of Forms—The Committee reviewed the forms presented at the last meeting. The Committee unanimously approved the forms.
- IV. Review of Weed Notices—Weed reminders were sent via email. The Committee needs mailing addresses of property owners who do not have email, so that a written letter can be sent. A drive around date will be scheduled at the next meeting.
- V. Review of Properties out of compliance with Covenant #16—Notices were sent to 16 property owners requesting compliance with Covenant #16. The deadline to returning a Request for Property Improvement is June 15, 2015. Deadline for compliance is September 1, 2015.
- VI. Review of Fischer Request for Property Improvement--Approved
- VII. Review of James Request for Property Improvement—on hold pending finalized drawings
- VIII. Review of Sanford Request for Property Improvement—Approved

IX. Request to Metro Board—The Committee unanimously agreed to submit a request to the LLHOA Board to share the expense for the Metro Board to maintain the right of ways throughout the development, including mowing and weed control.

IX. Adjournment—The meeting was adjourned at 3:15 p.m.

Proposal from ACC to the LLHOA Board:

To: The LLHOA Board of Directors

From: David Parker, Chair, ACC

Re: Right of way maintenance

Date: June 11, 2015

At the recent ACC meeting of June 4, 2015, the Committee discussed the lack of maintenance of the right of ways on the roads of Loma Linda, including weed control and mowing. Due to the heavy rains, all weeds and grasses are already overgrown with the monsoon still to come. Additionally, the noxious weeds are on many properties, even those where they are seldom seen. The Metro District has indicated to me that it is the homeowner's responsibility to maintain the right of way. The ACC respectfully disagrees since the right of way is owned by the county and should therefore be maintained by the Metro District.

On behalf of the entire ACC, I would like to formally request that the LLHOA Board recommend to the Metro District to spray and mow the right of ways for our development and to consider sharing the expense of such.

There are several reasons why the ACC has made this request. They are the following:

1. While some property owners take it upon themselves to maintain the right of way, many do not, including those who are not full-time residents or who own vacant lots. This produces a hardship for those who live here full-time and are attempting to control their weeds on their own property. Frank Ratliff stated to me today that untreated weeds located on the right of way cause a threat of infestation to other properties due to wind carrying seeds and roots spreading underground.

2. As fire mitigation is on the forefront for homeowners in regard to insurance policies, mowing the right of ways would make a significant statement as to the Board's desire to assist homeowners in their discussions with insurance companies. It would make a clear statement to insurance companies about the seriousness of the Board's view of fire mitigation and keeping our development safe. Because of the recent rains, dry weeds are not currently a threat, but after a few weeks of hot, dry weather, they will be a real concern for all of us.

3. One of the largest concerns of the ACC is the appearance of our development. The maintenance of the right of ways would make a huge impact from a visual standpoint.

4. The county sprays all weeds along the borders of our county roads to prevent weeds from growing into the gravel. This is becoming a problem here as it interferes with road maintenance.

In a conversation with Frank Ratliff, he indicated that our right of ways should be sprayed within the next 2-3 weeks, then mowed 1-2 weeks after that. He also indicated that the county sprays all weeds, not just the noxious ones to prevent the weeds from growing into the gravel along the edges of the road. He also stated that the cost to spot spray our entire development would be approximately \$500. To spray all weeds along the right of way would cost \$180 per mile. Frank indicated that he would be happy to present an estimate to the LLHOA Board and to the Metro Board for both services. If the Board agrees with the recommendation of the ACC, please advise the Metro Board on a proposed course of action. As the Metro Board only meets every two months, we need to act soon, as time is of the essence.

