

LOMA LINDA HOMEOWNERS ASSOCIATION

Monthly Meeting Minutes

May 22, 2015, 6:00 p.m.

Ross Aragon Community Center

www.lhoapagosa.com

email: info@lhoapagosa.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 by Mike Leitch at 6:00 p.m. In attendance were Mike Leitch, Becky Herman, Mike McCann, Linda Parker, David Parker, and Tonya McCann.

- II. Approval of Minutes of last meeting--Mike Leitch moved, and Becky Herman seconded a motion to approve the minutes of the April 2015 meeting. The motion passed.

- II. Financial Report--The financial documents were not available, however, the current balance on hand is \$54,886.39. The full report will be on the website as soon as it is available.

- III. Committee Reports
 - A. Firewise Report--There was no firewise report this month. The Board encouraged property owners to take advantage of mitigation grants that are available. There are two chipper dates that are available to property owners, June 4 and 5. Mike Leitch recommended that the Board consider applying for another mitigation grant from Firewise (like the one used to mitigate the Winterwood area) for the section of forest off the south side of Loma Vista Court. He will speak to the necessary people to get this action started.
 - B. ACC Report--David Parker presented a written ACC report which can be found below. The Board discussed some of the documents that the ACC has created to help with their enforcement of the CC&Rs. The fine structure was discussed at length. David explained that the documents have not been finalized, awaiting input from all the ACC members.
He reminded property owners about spraying for noxious weeds. A reminder was emailed to everyone, and a drive around will be done in mid-July, giving everyone ample time to take care of any weed problems that they may have. Pictures of noxious weeds

will be put on the website to help property owners identify them.

V. Metro District--There was no report from the Metro District.

VI. Old Business

A. Summer Picnic--Chuck Sosbe will be catering the meats at the picnic with attendees being asked to provide a side or a dessert according to the first letter of their last name. Doris Leitch will provide drinks. The picnic will be held Sunday, July 19, 1:00 p.m. at the home of Becky Herman.

B. Forest Service Gate Repair--Mike Leitch and David Parker have repaired the gate to the forest at the corner of Loma Linda and Saddleback. There is a section of fencing nearby that needs repair. Mike Leitch will contact some fencing companies to get a price on the materials needed and, possibly, an estimate to have it repaired.

C. Address signs--The address signs are scheduled to be delivered May 26. Shortly afterward, several volunteers will be placing a flag in the approximate area on each lot where the sign will be installed. Utilities will be located as well before installation takes place.

D. Fire Mitigation and Insurance Issues--Mike Leitch conducted an interview with his insurance agent regarding fire risk evaluations and effects on homeowners insurance. If anyone wants a copy of Mike's written summary of that interview they can contact Mike or one of the other Board members. Although this summary may give some general idea of how things work, each company is different; so each homeowner is encouraged to contact their own insurance company to understand how their own company handles these issues.

E. Fire Danger Sign at Mailstation--Mike McCann recommended that the Board purchase a 24"x24" sign which will show the fire danger level each day. The cost is approximately \$165 plus the cost of posts. He will have a detailed estimate for the Board at the next meeting.

VII. New Business

A. Tracking Effects of Fire Mitigation on Wildlife--This item was tabled due to time constraints.

VIII. Any other business

_____ There was no other business brought before the Board.

IX. Date and time of next meeting--The next meeting of the LLHOA Board was set for Thursday, June 11, 2015 at 6:00 p.m., location to be determined.

X. Adjournment--The meeting was adjourned at 7:55 p.m.

Respectfully submitted,
Linda Parker, Secretary, LLHOA Board of Directors

Architectural Control Committee Report
May 22, 2015

I. The May meeting was held at the Ruby Sisson Library, May 14, 2015.

II. The forms we have been developing for use in administering ACC business were presented to the committee members for their review and input. These forms are a work in progress.

The documents are as follows:

- A. Index of ACC Documents
- B. Fine schedule
- C. Letter of Non-Compliance (first notice)
- D. Notice of Violation and Hearing
- E. Letter of Intent
- F. Notice of Alleged Maintenance Violation
- G. Homeowner Request for Appeal to Board
- H. Homeowner Complaint Form
- I. Request for Property Improvements
- J. Construction Process Restrictions
- K. Weed Control Reminder
- L. Weed Control Notice
- M. Resolution 2015-01

III. The committee agreed to to distribute the weed control reminder immediately, due to the wet spring, to allow residents time to effectively treat new growth.

IV. The committee agreed to issue letters of request to all residents that have not completed their tank screening. The committee also agreed to extend the completion date to Sept. 1, 2015. Letters to all residents will be sent by June 1, 2015.

V. The next regular meeting of the ACC is scheduled for Thursday, June 4, 2015 at 2:00 p.m. at the library.

Respectfully submitted,

Dave Parker, ACC Chair, LLHOA

264-1434