

LOMA LINDA HOMEOWNERS ASSOCIATION
Monthly Meeting Minutes
November 16, 2015, 6:30 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 6:30 p.m. In attendance were Mike Leitch, Becky Herman, Mike McCann, Linda Parker, Peggy Beach, David Parker, John Porco, Will Dunbar, Doris Leitch, Tonya McCann, and David Smith.

II. Finalize and approve minutes from last meeting--Mike Leitch moved and Becky Herman seconded a motion to accept the minutes for the October meeting with the following change:

Replace Section VIII, Any other business, second item (Winterwood area) with:

The Board requested that property owners be reminded of the following: The Winterwood un-improved road, which is located at the back of Loma Linda, is bordered by private property belonging to members of our association. There is absolutely NO DUMPING along that road.

A discussion followed about who owned the Winterwood right-of-way. It may be owned by the Association, or possibly by the County. Tonya McCann agreed to check County plats to determine whether it was owned by the county. It was also discussed whether some additional sign should be posted at or above the beginning of the un-improved part of the road; but no conclusion was reached since the question of who owns the right-of-way needs to be clarified first.

III. Financial Documents from Trish—The current Total Liabilities and Equity is \$50,282.37. Mike Leitch explained that there are 8 properties with delinquent dues for 2015, 1 property

delinquent for dues in 2014, and 6 properties with delinquent dues for several years. This item will be addressed later in the agenda. Please visit the Loma Linda website for the complete Balance sheet. The financial report was accepted as presented.

IV. Committee Reports

A. Firewise Report--The report was not available to be presented at the meeting. It will be sent under separate email once it is finalized.

B. ACC Report--David Parker reported that since there was no ACC business to be conducted, no meeting was held in November.

V. Metro District--John Porco reported that the Metro Board met and re-confirmed the basic plans for snow removal; i.e., when it has snowed 4" and more snow is in the forecast, the roads will be plowed. The first priority will be to make one pass throughout the entire subdivision, the second priority will be to clear a second lane on all roads, and third, for the blade on the side of the plow to push the snow to the side. He also stated that the Metro District will not plow the berms on the driveways, a policy that is consistent with the county.

John went on to say that the Metro District now has its own website that is up and running. Please visit www.lomalindametrodistrict.org as there is much information available to Loma Linda property owners. There is also a link to the Metro Board webpage from the LLHOA webpage. John acknowledged Bill Hudson for his work in creating and designing the webpage.

VI. Old Business

A. Progress on second round of address signs--All signs and posts have been received. Glenn Unrath, David Parker, and Mike Leitch placed signs at those properties for which the owners had requested them, except one that needs utility marking first. The rest of the signs and posts will be stored in our storage locker. The final invoice for \$2906.84 was received and is being paid.

B. Green bulletin board & Entrance sign--The Board thanked David Smith for re-painting the green bulletin board at the entrance to Loma Linda. A work day will be set in the spring to re-do the entrance sign and to clean up the landscaping.

C. Liens--Our accountant, Trish, has just sent out final warning notices to those owners who are delinquent on payment of dues. Those delinquent more than one year who do not pay or make arrangements to pay by the November 30th deadline will have liens placed upon their property. The Board will try to contact personally those who have not payed 2015 dues, but again, if no resolution of those accounts is obtained, liens may be placed on those properties. There are currently 6 properties that are delinquent in payment for multiple years, 8 properties with unpaid dues for 2015.

D. Nominating committee for new Board member--Becky Herman reported that the Nominating Committee met and called residents in Loma Linda regarding serving on the LLHOA Board. Currently there are three interested candidates. Becky will call each of those people again to further discuss the possibility of their service.

E. Procedures for draft & final minutes

This item was tabled from the last meeting due to the absence of Becky Herman. Mike McCann reported that he had spoken to the LLHOA attorney regarding the "best practices" of HOAs regarding disbursing draft and final minutes. After discussion, Becky Herman moved and Mike Leitch seconded that the LLHOA send out draft minutes that are well-marked as such, then each Board member would bring any corrections/changes to the following meeting, and the minutes would be approved with any corrections/changes. Mike McCann felt that incorrect information in the draft minutes could be misinterpreted and that the Board would be held responsible. He reiterated the advisement of the attorneys:

"As a matter of best practice, we recommend that minutes not be distributed to owners until they have been approved by the Board, to ensure that the minutes accurately reflect the Board's actions that occurred at the meeting. If revisions or changes are necessary, those changes should be made prior to distributing copies of the minutes to owners, to avoid any potential confusion, conflict or misunderstanding."

A vote was held: Mike Leitch and Becky Herman voted in favor of the motion, Mike McCann voted against. The motion carried.

F. December Holiday Party--Becky Herman reported that arrangements have been finalized for the Holiday Party. Those attending are asked to bring a side dish or a dessert (depending on the first letter of their last name) to feed 8-10 people. Turkey and ham will be provided as well as water, hot cider and coffee.

VII. New Business

A. Bill from lawyers--A bill in the amount of \$92.50 from our lawyers has been received for advice related to procedures for minutes. Mike Leitch moved and Mike McCann seconded a motion to pay this bill. The motion carried unanimously.

B. Draft budget--Mike Leitch presented a draft budget for discussion. The amount for the line item, "Socials" was lowered from \$2000 to \$1600. The draft will be presented to the members at the December meeting.

C. Clearing snow berms at top of driveways--David Parker presented a draft of a letter he would like to send to property owners to survey their interest in forming a co-op regarding snow removal of driveway berms. If enough residents are interested, he will contact contractors and get bids for the removal of the berms. The purpose is to have enough residents so that the

service is affordable to everyone and also to make driveways accessible to any emergency vehicles that may need to respond during snow season.

Mike Leitch moved and Mike McCann seconded a motion to give David Parker access to the email list to send out the initial letter. Responses will be sent to David's personal email as this is not a LLHOA sanctioned activity. The motion passed unanimously.

D. Dog problems--It was reported that there have been several incidents lately involving dogs in our development. Residents are reminded that the LLHOA CC&Rs state the following:

"In no event, shall any homeowner permit his animals to become a nuisance for other Lot Owners, and no dogs shall be allowed to run at large within the Loma Linda Subdivision."

The "Dogs" page on the LLHOA website has links to the county laws. The Board stated that in the event of an incident with another homeowner's dog, a complaint should be filed with the Sheriff's Department. The Sheriff's Department will not accept a complaint from the LLHOA or the ACC, it must be filed by the individual. That complaint can then be taken to the LLHOA ACC committee for further action.

E. Appeal to the Board--David Smith presented his position on his propane tank screen. David Parker explained the ACC's decision to send a fine notice to Mr. Smith. The Board will render a decision on the appeal.

VIII. Any other business--Linda Parker suggested that the Board investigate and create an LLHOA email address for the ACC so that emails regarding LLHOA/ACC business are not sent to a private email. The Board will look into this.

IX. Date and time of next meeting--The next meeting of the LLHOA will be held at the December Holiday Party on Saturday, December 5 at 4:30 p.m. at the Community Center.

X. Adjournment--Becky Herman moved that the meeting be adjourned. Mike Leitch declared the meeting adjourned at 9:30 p.m.