

LOMA LINDA HOMEOWNERS ASSOCIATION

Monthly Meeting Minutes

September 18, 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

- 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, Tonya McCann, and Doris Leitch. Also in attendance as a guest was John Gilbert, Pagosa Fire Protection District Wildland Coordinator.
- Practice Evacuation information & discussion—Mr. Gilbert explained the details of the Practice Evacuation, which is scheduled in Loma Linda for Saturday, October 3. In his discussion, he made the following points:
 - On Friday, October 2, all participating residents will receive a Reverse 911 call as a test.
 - The Evacuation is scheduled to begin close to 9:00 a.m.
 - Residents will be told when to leave their home on Saturday, October 3 by a message that will be sent through Reverse 911.
 - Several agencies will be present to assist in the drill.
 - Firefighters will be in the development this coming week, and residents may talk to them about the drill and are encouraged to ask any questions.
 - This coming week, a Structure Triage will be conducted looking at properties and the defensible space. Participants' property will be marked with colored flags.
 - Residents will evacuate to Fire Station #3 which is south of Loma Linda on Hwy. 84.
 - After everyone is evacuated, a discussion will be held including the triage coding, i.e., why certain properties received certain colors, how successful the event was, and any problems that arose. There will also be a period of discussion where residents may comment on their perspective of the drill.

- Snacks and water will be available at the Fire Station.
- To date, residents of 12 properties have indicated that they will participate in the Practice Evacuation.
- Residents may choose to participate up through the day of the drill. Please contact Peggy Beach at 264-0463 to let her know.

Mr. Gilbert indicated that Loma Linda, thanks to Peggy Beach and her efforts, has been very proactive in fire prevention and fire safety. At the current time, Loma Linda is the only development that is holding a Practice Evacuation.

The Board thanked Mr. Gilbert for his time and efforts in organizing the drill.

Peggy Beach asked the Board if the LLHOA could contribute monetarily to the cost of the snacks and water. Becky moved and Mike McCann seconded a motion for Peggy Beach to purchase snacks and water in an amount not to exceed \$60.00. The motion carried.

- Finalize and Approve minutes from last meeting—Becky moved, Mike McCann seconded that the minutes of the August 14, 2015 meeting of the LLHOA Board be approved with the following corrections:
 - In the disclaimer: Add a watermark. Also, add “about one month from now” after APPROVED MINUTES, change “actions” to “and discussions” at the end.
 - Under III. Financial Documents, change “complete financial reports” to “complete Balance sheet.”
 - Under IV. Committee Reports, #2, change “One of the officers from the Sheriff’s Department” to “The Emergency Operations Director.”
 - Under IV. Committee Reports, #3, remove “the.”
 - Under VI. Old Business, D. Second round of address signs, change Glenn Unrath’s contact information to reflect his cell phone number instead of his home phone and add his email address.
 - Under VI. Old Business, D. Second round of address signs and before E. Nominating Committee, add a space.
 - Under VIII. Other Business, C. Report on insurance premiums, change “has been paid” to “needs to be payed.”
 - Under VIII. Other Business, D. ROW spraying and mowing, replace “by the Metro District” with “and thanked the Metro District for taking care of this.”
 - Firewise Report—change 2014 to 2015.

The motion carried.

- Financial Documents from Trish—The current Total Liabilities and Equity is \$47,647.01. Please visit the Loma Linda website for the complete Balance sheet. The financial report was accepted as presented.
- Committee Reports
 - Firewise Report—Please see the full report at the conclusion of the minutes. The report was accepted with one change, “2014” to “2015.” Peggy Beach highlighted the report with the following:
 - Residents of twelve properties have currently agreed to participate in the Practice Evacuation. It’s not too late if residents would still like to be a part of this drill. Contact Peggy to let her know and to get your name on the list.
 - Peggy encouraged all residents to have pets microchipped or to have some other form of identification. She explained the difficulty in trying to reunite pets and owners in a real emergency where pets sometimes get separated. For animals with hooves, it was suggested to write the owner’s phone number on the hooves with a Sharpie pen.
 - The chipping day has been postponed since there were not enough residents interested. It can be re-scheduled at any time when residents have a need. Please let Peggy know if you have need of a chipper.
 - ACC Report—Please see the full report at the conclusion of the minutes.
- Metro District—There was no report given.
- Old Business
 - Progress on second round of address signs—Mike Leitch reported that 85 signs, 80 posts and 8 taller posts have been ordered. Delivery is expected to be in early to mid-October. The cost should be around \$3000. The Board plans to install these themselves. There is also an invoice for \$70.71 for two signs and posts that were missed in the first order. These two were ordered separately.
 - Nominating Committee for new Board member—Becky Herman reported that she has been unsuccessful in finding volunteers to serve on this committee. She will continue talking to residents. She also suggested that, once the committee is formed, for the members to call residents to inquire as to their interest in being a Board member.
 - Procedures for draft and final minutes—There was discussion about the correct procedure for handling draft and final minutes. Mike McCann will contact the attorney to ask for legal advice on the proper procedure.
- Any other business—There was a discussion regarding clearing the snow berms of driveways left by the snowplow for residents who have no one to do it and/or residents who are unable to clear their own. While emergency vehicles could travel a driveway, the berm makes it almost impossible for those vehicles to have access to someone. It was suggested that a collaborative effort be made between the LLHOA and the Metro Board to develop a

“co-op” of residents who would like to have their berm cleared, get some estimates for the work and present it to those interested. David Parker will take this suggestion to the next Metro Board meeting.

- Date and time of next meeting—The next meeting of the LLHOA Board was set for Monday, October 19 at 6:00 p.m. at the Community Center.
- Adjournment—Becky Herman moved for adjournment, and the meeting was adjourned at 8:00 p.m.

FireWise Bulletin September, 2015

The Loma Linda evacuation drill is a “go” for Saturday, 3 October. For those of you who will be participating, please be sure you're registered for Reverse 911 alert calls. If you did not receive the “Practice Evacuation of Loma Linda” letter, emailed to all property owners on Sunday, 13 September, please check with Mike Leitch, president of the HOA Board, to be sure they have your correct email address. ***If you are going to participate in the exercise***, be sure to notify Peggy Beach by either phone, email, or in person, as soon as possible. (Contact info below) She will be periodically sending out updates on the event. In the event of a real emergency situation in Archuleta County on the day of our drill, if the emergency personnel are needed at that situation, we will notify all participants of the cancellation of our drill.

Be sure your dogs, cats, horses, donkeys, etc. have some form of identification...microchip, tattoo, brand, documented scars or other identifying marks. In case of an emergency, animals and owners are sometimes separated, and without such identification, returning the animal to its rightful owner could become an issue.

There were only two families needing to have piles of slash chipped, so a Chipping Day was not scheduled. However, if others would like to have their slash piles chipped, please contact Peggy Beach and we'll try again.

The mitigation grant is still available. Several Loma Linda property owners have already been awarded the grant. If you are considering doing any mitigation, check it out. It's a 50/50 grant, but you must submit two estimates with your application *before* starting any work. Your own hours of labor count!

Peggy Beach, FireWise Ambassador
973 San Juan Dr., 264-0463
peggybeach9@aol.com

ACC Report

At the recent ACC meeting, the committee voted to send out six fine notices to residents who had not completed propane tank screening by the September 1, 2015 deadline. Three fine notices were sent to residents who had not responded to the 2nd Weed Notice or communicated with Frank Ratliff regarding having him spray their property.

All residents who received the fine notice have an additional ninety (90) days to comply. The fine notice levies a \$100/month fine until the infraction is cured. If the property is brought into compliance within

the ninety days, the property owner may request a waiver of the fine. If the property is not brought into compliance within the ninety day timeframe, the case will be referred to the LLHOA Board for a lien consideration.

Any resident who believes they have been sent this notice in error or disagrees should contact David Parker, ACC Chair. The ACC process that is on the website indicates that any resident who disagrees with an ACC decision can request a hearing with the ACC. If the disagreement cannot be resolved, the resident can then request a hearing with the LLHOA Board.

Four Requests for Property Improvement were reviewed, and all were approved.

David Parker, Chair
ACC/LLHOA