

LOMA LINDA HOMEOWNERS ASSOCIATION
Monthly Board of Directors Meeting
May 16, 2016
Ross Aragon Community Center
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Minutes

- I. Call to Order—Bill Trimarco called the meeting to order at 7:02 p.m. Directors and Officers in attendance were Bill Trimarco, Andrew Jones, Sue Wells and Linda Parker.
David Parker, Bob Carpenter, Glenn Unrath, Peggy Beach, Al and Jo Myatt, also attended.
- II. Revisions/additions to the agenda
 - A. Sue Wells suggested refinishing the bench located inside the Mail Station.
 - B. Sue Wells suggested posting notices on the bulletin board about bears being in the area. Bill Trimarco will get information and post it on the bulletin board.
 - C. Sue Wells suggested refurbishing the Loma Linda sign at the entry across from the Mail Station.
 - D. Sue Wells suggested looking into the hiring of a Professional Manager, someone who could serve as a Liaison to provide continuity when Board personnel changes. This item will be placed on the agenda at a future meeting.
Sue will look into getting bids for refinishing the bench and the Loma Linda sign.
- III. Approval of minutes of last meeting—Sue Wells moved, Bill Trimarco seconded a motion to approved the minutes as corrected. The motion passed unanimously.
- IV. Financial Report and Payment of Bills—The current balance in the operating account is \$29,801.06 and the balance in the reserve fund is \$22,572.60. The due date for LLHOA dues was April 30. Sue will talk to the accountant about sending second notices to residents. Sue also noticed a discrepancy in the accounts receivable, and she will check with the accountant. Please visit the Loma Linda website to review the full report. Andrew Jones moved, Sue Wells seconded a motion to accept the financial report as presented. The motion passed unanimously.
- V. Committee reports
 - A. Firewise report—Peggy Beach presented the FireWise report and stated that she would like to make revisions to the report before it is posted. She explained that Reverse 911 is no longer working in Archuleta County, and she suggested that Loma Linda set up a phone tree. She will investigate a plan to create a phone tree in Loma Linda. The full Firewise report will be posted on the LLHOA website. The Firewise report was accepted with revisions.

- B. ACC Report—David Parker reported that the ACC met in April and approved several Requests for Property Improvement. They also discussed residents who are out of compliance and notices were mailed to two residents. He explained that a new resident has moved into a property that was out of compliance regarding a tank screen and maintenance issues. Although fines were levied, the new resident was not aware of the issues (because of ownership conflicts) and he has agreed to bring the property into compliance. David Parker made a recommendation to the Board that the resident be allowed the ACC's timeframe of ninety (90) days to comply and that the fines be suspended until that time has passed. Bill Trimarco moved to accept David's recommendation of suspension of fines on the property. Sue Wells seconded the motion. The motion passed unanimously.

There was a discussion of current procedures for ACC issues and the Board's place in the process. The board chair said that he had requested that the ACC take action regarding a complaint filed with the board. Dave stated that the ACC will only review complaints and decide on any action that should be taken if a resident fills out a complaint form. The form is not on the website and must be requested. Bill Trimarco requested that information about the availability of the complaint form be posted on the website. David Parker will have the form posted.

David Parker presented a document titled "What is the ACC" and suggested that the document be placed on the website so that residents have a clearer idea of the function of the ACC. Bill Trimarco said that the document would be reviewed and a decision made at the next regular Board meeting.

- C. Nominating Committee Report—Sue Wells reported that the Nominating Committee, consisting of Sue Wells, Peggy Beach, Becky Endres, and Rena Gallant met and will begin calling residents. Two positions on the Board will be voted on at the annual meeting, one position will be a 3-year term, the other will be for a 1-year term.

VI. Metro District Report—There was no report.

VII. Old Business

- A. Tank screening guidelines—The updated guidelines for tank screening were approved at the last meeting and they have been posted on the website.
- B. Plans for Annual Meeting/Picnic—The annual meeting/picnic is scheduled for Sunday, July 10 from 1:00—4:00 p.m. Bill Trimarco announced that he has reserved the CSU Extension building. He will confirm the reservation and pay the fee. He has not talked to a caterer yet. All those attending are asked to bring a dessert.
- C. Reserve Fund—After research, it has been found that there is no stipulation about the amount of money that needs to be in a reserve fund.

Bill Trimarco suggested moving the excess over \$20,000 that is currently in the reserve fund to the operating account. After discussion, no action was taken. The reserve amount will remain in the account.

VIII .New Business

A.Linda Parker submitted her resignation for the position of Secretary, LLHOA, effective the date of the June Board meeting. The Board accepted her resignation.

IX . Date and Time of next meeting

The next meeting of the LLHOA Board is currently scheduled for Monday, June 13, 2016 at 7:00 p.m. at the Community Center.

X. Adjournment—Bill Trimarco declared the meeting adjourned at 8: 50 p.m.