

LOMA LINDA HOMEOWNERS ASSOCIATION

Monthly Board of Directors Meeting

September 7, 2016
Ross Aragon Community Center
www.lhoapagosa.com
Email: info@lhoapagosa.com

Board Members in attendance: Bill Trimarco, Sue Wells. Andrew Jones had an excused absence.

Administrative Assistant: Allyson Jones

Members in Attendance: Al & Jo Myatt, Ellie & Mark Douglas, Sandy & Diane Sanford, Curt & Donna Grindal, Becky Endres, Jim Lesch, Judy Estell, Sharon & Kent Jennings, Lea Young, Farrell & Barbara Trask

I) Call to Order

Bill Trimarco called the meeting to order at 7:10 p.m.

II) Public Comments

The Jennings are new in the neighborhood. They would like a reflective address sign on their property. Sue will send them the necessary information to get one.

A question was raised about the insurance policy not being on the printed agenda. This was a last minute item added and it was on the agenda emailed to all.

III) Approval of previous minutes

Sue Wells moved to approve, Bill Trimarco seconded to approve the minutes of the August 2016 board meeting. Motion carried unanimously.

IV) Financial Report

Sue Wells summarized the report, Bill Trimarco moved to approve the report, Sue Wells seconded and the motion carried unanimously. A request was made that the financial report be attached to the minutes in an email. This will be done as well as bringing extra copies to the meetings in the future.

V) FireWise Report

Al Myatt handed out the Fire Wise bulletin (see attached) and summarized the information verbally. Discussion followed and questions about the size of the limbs that can be chipped. Answer is 3 inches - any limbs larger can be taken to the Archuleta Transfer Station. Peggy mentioned that she has given larger limbs to needy families for fire wood. Grants for mitigation are closed for this year. Hours for mitigation can still be reported for the SW Fire Wise report. A reminder that chipped mulch should not be used for mulch near homes.

VI) Architectural Control Committee Meeting

The Board meeting was temporarily adjourned and the ACC Meeting was called to order.

1. Announcement was made that Lea Young has volunteered to be on the ACC and her appointment was made official. We still need more volunteers.
2. Weed Control: Thistles continue to be a problem. A notice has been sent out two times, and the county has a large back log of spraying to be done. Bill Trimarco suggested that we hire someone to survey the area, noting the lots that have a large infestation and another letter sent to homeowners with a reminder that this has to be done annually. In the past, it has taken two people approximately 2 hours to conduct the inspection. It was approved to pay this person no more than \$100.00. A long discussion on various weed control sprays with the warning given on the spray Milestone that can infiltrate vegetable gardens and has a very long half-life. Mrs. Jennings stated that the right of way was sprayed by the county and was not done thoroughly. Bill Trimarco will contact the county about redoing these areas.
3. 1029 Loma Linda requested approval on a deck - approved
4. 1435 requested approval on building plans - approved
5. Bill Trimarco had received questions about square footage from builders. Our covenants, since the consolidation of the five subdivisions, require 700 square feet per story on two story homes. There are some existing homes with less square footage on the second story. Going forward we may consider amending the covenants.
6. Questions were raised about the authority of the ACC. They can enforce the covenants independently of the board. Home owners have the right to appeal a decision they disagree with to the Board. The Board appoints the members and there are no term limits or set number of members. The board will continue to assist the committee until more volunteers step forward.
7. A request for mitigation approval was submitted at the last minute. As this homeowner had an assessment from the CSFS, the approval was approved as per state statute.
8. Builders had also asked about modular homes. A discussion followed about the quality and design to be in keeping with the covenants, but that there is no rule against them.

The Architectural control Committee was adjourned and the Board meeting reconvened.

VII) Old Business

1. A call for volunteers for the ACC was made again.
2. Painting for the mail box area - Sue wells said she was able to contract a painter and he will be giving an estimate shortly.

3. The two insurance policies – General liability for the HOA and Officers and Director’s policies are in force with Mountain West Agency, but they have not been responding to requests for copies of the policies. Bill Trimarco suggested that his wife's employer, the Wolverton Agency, could be designated to handle the policies, without pay or commission, until they are up for renewal, but this was considered a possible conflict of interest. The renewals happen in May and August and it was determined that researching other agencies be done and a switch be considered at that time.
4. Copyrighted documents. Some of the documents needed for the functions of the HOA have been recently copyrighted by the webmaster without the Board’s knowledge. The web site has also been copyrighted. The webmaster and the board members are in disagreement over the ownership of the HOA website and documents. Bill Trimarco moved that we have a new web site built by Bill Hudson with a cap on the cost of \$1000.00. Sue seconded the motion and the motion passed. For now we will communicate by email, word of mouth and the bulletin board.

VIII) New Business

1. Bill Trimarco proposed a letter from the president to the residents stressing the positive accomplishments of the community over the last year.
2. Nominating Committee. Sue Wells reported that the committee will begin telephoning residents seeking volunteers.

IX) Set Date and time of Next Meeting. October 10, 2016 at 7:00p.m. At the Ross Aragon Community center.

X) Adjournment Sue Wells moved and Bill Trimarco seconded a motion to adjourn. Meeting adjourned at 8:30 p.m.