

Loma Linda ACC Minutes

Time: 3:35-4:43 pm

Location: 1735 Loma Linda Dr., Pagosa Springs, Co 81147

Date: March 31, 2017

Persons in attendance:

Lea Young- ACC Committee Member

Jo Myatt-ACC committee Member

Ric Sautel

Will Dunbar

Carolyn Schwulst

Discussion of CC&R rules being vague in its language that it needs to be updated with more specific guidelines. Suggestions were made to perhaps write up amendments to put before the homeowners board for approval. Further since records are incomplete that this ACC shall move forward to continue with properties being in compliance with covenants for Loma Linda.

A decision was made to decline approval for the proposal for installation of an 18 ft. geodesic greenhouse on the property located at 855 Saddleback Dr. Not that this isn't a good idea but because it is in violation of a provision of the current CC&R , specifically article IX Section (b)(iii) "The number of structures located on any lot shall be limited to one residential dwelling buildings which are not attached to the residential dwelling." This property currently has one residence, one garage not attached to the home, and one barn(or storage building) not attached to the home. Recommendations were given to the homeowner in order for them to become compliant with the CC&R's should they wish to continue pursuing their greenhouse project before resubmitting for approval. They could also bring their concerns before the Loma Linda HOA board if they do not agree with the ACC decline.

"LP Tank coverage's were discussed regarding the blind that is needed on each property in Loma Linda. The wording is not clear regarding the used of shrubbery to hide an LP tank year around as shrubbery foliage dies back for 5 to 6 months a year and any LP tanks covered or where shrubbery is used as a blind are not out of sight for as many months. Additionally, the ten foot distance needed from LP tank blind to the tanks its self becomes a fire mitigation issue on most every property in Loma Linda. Clarification to the CC&R language is probably warranted here."