

Loma Linda Subdivision Homeowners Association
Regular Board Meeting Minutes
Ross Aragon Community Center
March 12, 2018

Directors present: Mark Douglass, Bill Trimarco, Don Haywood (a quorum is present)

Members present: Sharon Jennings, Peggy Beach, Al and Jo Myatt, Curt and Donna Grindal

Mark Douglass called the meeting to order at 6:02 pm.

A motion to accept the minutes of the February 12, 2018 Board meeting was made by Bill Trimarco, seconded by Mark Douglass and approved by a vote of Bill-Yes, Mark-Yes, Don-Yes.

Homeowner's Open Forum:

- 1) Bill Trimarco shared a notice from Michael Bishop, a retired Sheriff's deputy, who is opening a home security service in Pagosa and posted the notice on the public bulletin board. The Board cannot endorse a private business and public/non-HOA activities or interests are not presently allowed on the community information area of the HOA website.
- 2) Al Myatt shared a letter received from a local realtor on new rules in place pertaining to the inspection of Septic systems prior to selling a home.
- 3) Mark Douglass received an email from a Loma Linda homeowner, referring to a previous Board email sent about short-term rentals, questioning a home used as a short-term rental that is leaving lights on all night. Loma Linda is zoned rural residential and has limits on business activities within the subdivision, but our HOA has no CC&R's on the subject of renting out homes. The county has jurisdiction and ordinances are in place including payment of lodging taxes. Ideas suggested: the homeowner could contact the county because of their night-sky ordinance or the owner could be contacted with a neighborly request to turn off outside lights. This may be an ACC issue because of a homeowner complaint.

Treasurer's Report: Don Haywood reviewed the Financial Reports as of February 28. Total assets were \$ 63,494.20. Dues notices were sent by the CPA. A motion to accept the report was made by Bill Trimarco, seconded by Don Haywood and approved by a vote of Bill-Yes, Don-Yes, Mark-Yes. Discussion: The CPA will be reminded to include a due date on future invoices.

Committee Reports –

ACC: Jo Myatt is planning a committee meeting for Friday, March 16th at 4:30pm.

FireWise: Peggy Beach distributed the FireWise Bulletin by email.

- 1) A defensible space cost-sharing program (grant) will start April 1 covering mitigation efforts by homeowners. A property assessment has to be conducted. A chipping event is being planned for late summer.
- 2) Peggy will send the CWPP questionnaire to the Board email so it can be mailed to all homeowners. Al Myatt will forward a FireWise information packet to the Board email as well.
- 3) The CPA was contacted directly by the FireWise Ambassador to handle an HOA mailing so Bill Trimarco informed them that only the Board (usually the Board Secretary/Treasurer) should contact the CPA to mail any committee correspondence to homeowners.
- 4) The Pagosa Fire Chief is interested in conducting an informational meeting in Loma Linda on a Mill Levy increase. This may be better as a home-based meeting rather than at our Board meeting. Peggy Beach will send details to the Board email so Mark can forward it to all homeowners.
- 5) The request for a donation to the Friends of FireWise group will be added as an agenda item for the next Board meeting for discussion and decision.

Don Haywood said he thinks we need a definitive policy about what the Board gets involved in and what it doesn't, who we're going to support and how assets are used. We need to get more sophisticated with our policies and provide some consistency in policies from Board to Board. Don will work on verbiage for such a policy. This will be added as a future agenda item.

Old Business –

- a) The clarification of examples used in the Policy for Covenant Enforcement was tabled to the next meeting when specific recommendations could be made. Bill Trimarco will review and bring suggestions.
- b) Regarding Use of Attorneys Procedure for the Directors, discussion was held regarding having every circumstance of use of attorneys to have prior approval of the Board in Open Meeting versus circumstances where timing or subject matter did not allow that to happen. Various suggestions were made. Because of the difference of opinion between Board members, Don Haywood made a motion that we get a Legal Opinion from Hindman-Sanchez on the legal rights of the president of the board to get an opinion without having board action. This was seconded by Mark Douglass. The motion was approved by vote of Don-Yes, Mark-Yes, Bill-No.
- c) No additional Bylaw amendments were added to the existing/ongoing list, but there is still time before a written notice of requested bylaw changes has to be presented to the membership.

New Business –

Sharon Jennings will not be in town for the next meeting on April 9th. The Board will make arrangements to either record the meeting or have someone else take the minutes.

Bill Trimarco asked for a moment of silence for Pagosa resident Larry Fisher who was killed at his business (Ski and Bow Rack) during a robbery attempt.

Next Board meeting: Second Monday, April 9, 2018 at 6:00pm at Ross Aragon Community Center.

The meeting was adjourned at 7:13pm.