

**Loma Linda Subdivision Homeowners Association**  
**Regular Board Meeting Minutes**  
**Ross Aragon Community Center**  
**April 9, 2018**

Directors present: Mark Douglass, Bill Trimarco, Don Haywood (a quorum is present)  
Members present: Al and Jo Myatt, Judy Estell, Dave Parker

Mark Douglass called the meeting to order at 6:05 pm.

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

**Homeowner's Open Forum:**

- 1) Dave Parker mentioned that he believed the County was going to do nothing about the issue of Short Term rentals. He further suggested that the Loma Linda community might consider amending the CCRs to prevent short term rentals or provide a mechanism to manage them (through ACC permits or something similar).

**Treasurer's Report:** Don Haywood reviewed the Financial Reports as of March, 2018. Total assets were \$ 62,505. Income through March is \$9,399. Dues notices were sent by the CPA. A motion to accept the report was made by Bill Trimarco, seconded by Mark Douglass and approved by a vote of Bill-Yes, Don-Yes, Mark-Yes

**Committee Reports –**

**ACC:** Jo Myatt reported that Curt Grindall is now Secretary for the ACC. One request for new construction and one request for tree removal has been received.

**FireWise:** Al Myatt reported that the meeting with the Fire Marshall for the upcoming ballot initiative for raising the mil levy is scheduled and he expects a nice turn out. He expressed concern for the lack of moisture and the probability of a high fire risk year. He has two requests for review for Fire Mitigation from residents. Representatives of the Firewise committee will review the property with the home owners.

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**Metro District:** The Metro District is seeking a Secretary. This is a paying job, would require attendance at the Bi-Monthly meetings and filing some required reports. They can hire from outside the sub division but would like to give the local residents the first opportunity. Anyone interested should contact Dave Parker at 970-264-1434.

**Old Business –**

- a) The board voted to donate \$250 to Firewise under the condition the funds would be used in Archuleta County. Al Myatt will confirm that the funds can be used in the County and report back. If the response is positive, the funds can be disbursed. Don Haywood made the Motion, Mark Douglass Seconded. Vote was Don-yes, Mark-Yes. Bill Trimarco recused himself from voting.
- b) Bill Trimarco provided examples of improving the use of examples for the Policy of Covenant Enforcement, removing examples that were not restrictions in the CCRs and replacing with examples using restrictions that are in the CCRs. Bill Trimarco made the motion to make the changes. Don Haywood seconded. Vote was Bill-yes, Mark-yes and Don-yes. Don Haywood will make the changes on the existing policy and post the Draft Revised Policy for Covenant Enforcement on the website for member review. It will be adopted at the next meeting.
- c) Mark Douglass reported that the Legal Opinion from Hindman Sanchez on the procedure for hiring attorneys has not been received. Bill Trimarco suggested we use the procedure from September, 2017 meeting. Douglass wanted to wait to do anything official until after the legal opinion is received. Bill Trimarco mentioned there were existing Legal invoices waiting payment. Don Haywood stated that it is customary for the person that used a service to approve the expenditure, as they were the ones that know if the invoice charges are correct. Mark Douglass will review the legal invoice.
- d) The Draft Policy for the use of HOA communication tools (email list, HOA website and Bulletin Boards) was reviewed. Minor changes were made. Don Haywood will implement those changes and post the Draft

Policy on the Web site for review. It will be adopted at the next meeting. Bill Trimarco made the motion to approve the draft policy as modified, Don Haywood seconded. Vote Bill-yes, Mark-yes, Don-Yes.

- e) No additions to the Bylaw amendment list. The list currently contains changes necessary to revise the election of Officers after the seating of a Board.

New Business –

- a) A nominating Committee consisting of Dave Parker and Peggy Beach was appointed by the Board. The Board would like to add one or more interested people to the committee. Motion to approve the Nominating Committee was made by Bill Trimarco and seconded by Don Haywood. Vote, Bill-yes, Mark-yes and Don-yes.
- b) The organizing committee for the annual members meeting will be chaired by Al Myatt. Al will contact one or more potential locations for the meeting and report back at the May meeting. The tentative time frame for the annual meeting will be the last half of July.

Other items-

- a) Bill Trimarco will contact the Fence repair person to begin repair work on perimeter fences. Expenditures already approved in the Budget.
- b) The HOA board will work with the ACC on the use of County herbicide spraying for noxious weeds. Notice will be sent to home owners that they can use the County for spraying and should contact the county person directly. They should coordinate with Dave Parker at the Metro District.

Next Board meeting: Second Monday, May 14, 2018 at 6:00pm at Ross Aragon Community Center.

The meeting was adjourned at 7:13pm.

Recorded  
Donald C Haywood  
Secretary

APPROVED  
BOD Meeting May 14,2018