

**Loma Linda Subdivision Homeowner's Association**  
**Regular Board Meeting Minutes**  
**Ross Aragon Community Center**  
**May 14, 2018**

Directors present: Bill Trimarco, Don Haywood

Members present: Sharon Jennings, Peggy Beach, Al and Jo Myatt, Curt and Donna Grindal, Lisa Jensen, Ken Marsh

Bill Trimarco called the meeting to order at 6:01 pm.

2. Minutes: A motion to accept the minutes of the April 8, 2018 Board meeting with the removal of the statement about adding an item to a future agenda from the Open Forum section was made by Bill Trimarco, seconded by Don Haywood and approved by a vote of Bill-Yes, Don-Yes.

3. Homeowner's Open Forum:

- 1) Peggy Beach asked if the Nominating committee could obtain a list of contact information for all home and property owners so the committee could begin calling pertaining to candidates for the upcoming election. Bill and Don decided that Don could ask the CPA for a current list.
- 2) Al Myatt asked about the summer picnic and mail station bulletin board maintenance. This will be discussed under Committee Reports.
- 3) Ken Marsh shared his experience with short-term rentals in Texas and asked about our Board's opinion. The Board consensus is to wait until after the County has made their recommendations; a change to our CC&R's is a time consuming activity that couldn't happen until the County ruled. This issue could be discussed at the Members meeting. To add this to a future agenda, Ken was advised to email the Board.
- 4) Lisa Jensen spoke regarding her letter to the newspaper and explained her concern on the issue of our HOA Board seeking legal advice without a public meeting as well as the costs associated. The Board noted that this subject is to be addressed under New Business.

4. Treasurer's Report: Don Haywood reviewed the Balance Sheet, Profit/Loss Sheet, and Budget vs. Actual sheet. Total assets are \$62,017.75. A motion to accept the reports was made by Bill Trimarco, seconded by Don Haywood and approved by a vote of Bill-Yes, Don-Yes.

5. Committee Reports:

**ACC**—Jo Myatt distributed the latest activity report. She asked the Board for direction on a director's ruling that an ACC vote on a homeowner's request was invalid. The Board determined their vote should have been valid and that the Board should be in agreement rather than have a single director make a ruling alone.

**FireWise**—a) Peggy Beach emailed the FireWise bulletin to the Board; Don will post it to the website. b) A community chipping day will be held this summer under a 50/50 cost share; residents should notify Peggy if they wish to be on the chipping schedule. Bill gave two new chipper contacts to Peggy. On a future agenda, the Board will discuss handling the rebate costs through the HOA CPA where a combined rebate check from the chipper will be disbursed to individual property/homeowners by the CPA. c) A proposal was presented to move the current Loma Linda street map to the refurbished bulletin board left of the mail station and to install the new Public/FireWise bulletin board on the front right side of the mail station. A motion to allow up to \$500 for the cost of maintenance and updating the two display boards was made by Don Haywood, seconded by Bill Trimarco, and approved by a vote of Don-Yes, Bill-Yes. Discussion: Al will have the work done and turn in receipts for reimbursement. The current map addresses need to be updated professionally, perhaps by the person who originally created the map. d) Al Myatt will send Don Haywood a copy of the letter regarding the previously approved donation of \$250 to the Archuleta County FireWise committee and Don will submit that to the CPA for payment.

**Metro District**—Don Haywood read an email from Dave Parker noting that two members had resigned and they were looking for additional members. The Board determined that it was not appropriate for our Nominating

committee to solicit volunteers for the Metro District or any other outside committees, but the district could post a notice on the public bulletin board.

**Nominating Committee**—After discussion that individual committee members could not appoint members to HOA committees and that committee members are to be appointed by the Board per the Bylaws, a motion to appoint Barbara Trask to the Nominating committee was made by Don Haywood, seconded by Bill Trimarco and approved by a vote of Don-Yes, Bill-Yes.

**Annual Meeting**—Al Myatt received a quote for \$1,390.56 from Shooters and Shenanigans for the annual Members meeting to be held in July from 2-5pm. A motion to accept the tentative quote and set the date as July 15<sup>th</sup> was made by Bill Trimarco, seconded by Don Haywood, and approved by a vote of Bill-Yes, Don-Yes. Discussion: Al will check to see if drinks (tea, water) are included and if a cash bar for beer and wine can be accommodated. He noted that our group will be the only group inside the event room and that the site now has a PA system.

6. Old Business:

- a) A proposal to further amend the Policy for Covenant Enforcement will be made and sent to all directors and then posted on the website for homeowner comment; approval will be carried to the June board meeting. Changes to be made pertain to item #14 where fines are set forth in the Policy and not set by the ACC and to amend paragraphs 3-6 and 13 to replace Board with ACC.
- b) As the Policy for HOA Communication Tools was sent out for HOA comment and no homeowner comments were received, the policy has been approved as voted previously by the Board.
- c) On the issue of Director Access with Attorneys, Don shared questions by our HOA president and answers received from Hindman Sanchez.
- d) The final Bylaw Amendment, changing the date for the required election of officers to the beginning of the new calendar year, will be presented at the June meeting to be voted on at the Members meeting.

7. New Business:

- a) Don Haywood presented a draft Policy for Director Protocol for Seeking Legal Advice. There was discussion on the question of Executive Sessions and it was determined that decisions requiring votes cannot be made in Executive Session; must return to Open Session for a vote in public. Don will rewrite section 2a/b and bring it back to the board meeting in June. There was further discussion on what constitutes a legal emergency and a definition of when Executive Session can be called.

Next Board meeting: Changed to the first Monday, June 4<sup>th</sup> at 6:00pm at Ross Aragon Community Center due to known absence of one director. If required, the July board meeting will be included as part of the Annual Members meeting on Sunday, July 15<sup>th</sup>.

The meeting was adjourned at 7:40pm.

Sharon Jennings/Recording secretary

Approved as read June 4, 2018