

Loma Linda Subdivision Homeowners Association
Minutes of the Annual Members Meeting
August 13, 2017

Directors present: Don Haywood, Mark Douglass

Members present: Kent/Sharon Jennings, David/Linda Parker, Don/Peggy Beach, Ron/Julie Wooten, Robert/Anne Farris, Bob/Yvonne Radigan, Jim Lesch, Ed/Beverly Chester, Glenn/Donna Unrath, Al/Jo Myatt, David/Jean Smith, Judy Estell, Gil Koehler, Robert St. Cyr, Sue Wells, Bill/Sherry Milligan, Curt/Donna Grindal, Ellie Douglass, James/Melissa McGowan, Farrell/Barbara Trask, Dave/Susan Bates, Gary/Pam Hopkins, Roger/Rita Jensen, Wendy Saunders, JC Fischer, George/Kim Parkey.

Proxies received from: William Trimarco (3 lots), Cliff/Cheryl Ahlhardt, David Bates, Roger Puryear, Richard Sautel, Matt Fischer, James Nolan, George Wesesku, Thomas Weber, John Jackson (2 lots), Jeffrey Voegeli, Bruce Peeler-Trustee, Michael Whitehurst (2 lots), Michael Leitch, Darryl Welch, Martin Margulies, Melanie Cypher, Beverly Chester, Chris Smith, Charles Sanford, Keith Cowles, Rebecca Endres (2 lots), Carolyn Thornley, Rene Morand, David Armbrrecht, Thomas Wennerlund, Clyda Elginer, Gene Heskett.

Mark Douglass called the meeting to order at 2:17pm at Shooters and Shenanigans Grill in Pagosa Springs. Thirty-three Proxy forms showing lots owned and proxy appointees were logged. A quorum was met based on the number of proxy forms returned and the number of attendees present at the meeting. Mark welcomed the group to the meeting and dinner.

The minutes of the last Members meeting on May 22, 2017, were approved as presented.

Open Forum: 1) Beverly Chester noted there have been problems with loose dogs running up to people walking/riding bikes and with vehicles driving at excessive speeds in the subdivision. This was reported to the police. 2) A suggestion was made that the HOA purchase a small, portable public address (PA) system so all could hear and be heard at meetings.

Treasurer's Report: Don Haywood distributed copies of the Balance Sheet (as of July 31, 2017) and the Profit/Loss Budget (Jan thru July 2017). There is \$29,237.95 in the LLHOA Operating Account and \$22,581.09 in the Reserve Fund. He reviewed assets and expenses. A question was raised about the status of the annual budget which is generally presented at the members meeting. This will be discussed further along with other questions on the financial reports and will be carried over to the next Board meeting.

Mark thanked the owner of Shooters and Shenanigans for hosting our group in their new pavilion, Sue Wells and her committee for coordinating the dinner, the Nominating committee for their efforts, and Jo Myatt and the ACC committee for their ongoing work.

Committee Reports:

- 1) ACC Report: Jo Myatt reported that reviews and approvals were given to one lot owner to erect a garage and to another lot owner to remove a deck and add a garage. ACC is responding to numerous other inquiries. Jo asked for additional volunteers to staff the ACC committee; this person can be a part-time resident. Bob Carpenter volunteered to be on the committee. Thistle enforcement...other than the initial email, no letters were sent out to homeowners. Jim Lesch reported on prior actions taken; the ACC used to do a visual inspection for thistle growth in the subdivision from the roadside.
- 2) FireWise Report: Peggy Beach spoke on the community chipping day which will be Tuesday, August 22nd. They can take up to 12" diameter limbs; good wood will be collected by the chipper who then donates it to needy families for heating; homeowner can request that their chipped material be left

on their property. Call Peggy to be added to the chipper's list. Each homeowner will pay them directly; then HOA will receive a rebate of 50%. Homeowners do not have to be present if on the list. Al and Jo Myatt are hosting a post-chipping party/barbeque that afternoon with tours of other mitigated properties in our subdivision.

FireWise bulletins and other handouts were available; these documents are also on the HOA website (lomalindapagosa.com). Email Peggy for help in accessing the docs.

- 3) Metro District Report: Dave Parker reported that general maintenance has been completed which included spraying the roadsides for noxious weeds. He fielded questions from the members regarding MagChloride, dead trees in the easement, fixing the crown of the road for better drainage and suggested that everyone provide their email to Dave Parker or go to their website for up-to-date information or attend the Metro District meetings (dates posted at mailstop). The Metro grader is up for sale; they will be hiring out roadwork to a professional contractor. The Metro District will do some work each year, but their budget is only about \$50,000; their primary effort will be on the main routes of 8 Mile, Loma Linda and Saddleback.

Bylaws: Mark had copies of the proposed Bylaw changes available; they were also sent to all lot owners by mail. The proposed changes pertained to the Term of Office for Officers, the Nomination process, and the Election procedure. Mark made a motion to accept all three proposed changes amending the Bylaws as a single vote; it was seconded by Bob Radigan. Discussion followed with a reminder that those who sent in a proxy, but were also present at the meeting should NOT vote again. A majority vote by raising of hands and by recorded proxies was made and the Bylaws were amended as presented. (Board votes: Don Haywood/Pro; Mark Douglass/Pro.)

Nominating Committee: Sue Wells reported that two homeowners, Carolyn Schwulst and Don Haywood, agreed to be placed on the ballot to fill the open Board seat effective January 2018. Mark asked for other nominations from the floor. There being none, the nominations were closed. The Nominating committee runs the elections and will send out the ballots with their autobiography to the entire membership. A volunteer committee made up of Pam Hopkins, Jim Lesch, and George Parkey will count the votes when received.

Mark thanked all those present for coming and adjourned the meeting at 3:11pm.

Recording Secretary
Sharon Jennings

Approved as recorded on July 15, 2018