

Loma Linda Subdivision Homeowners Association  
Minutes of the Board of Directors Meeting  
Ross Aragon Community Center  
August 13, 2018

Directors present: Mark Douglass, Bill Trimarco, Don Haywood

Members present: Sharon Jennings, Dave Parker, Peggy Beach, Rick Sautel, Anne Farris, Robert Farris, Bob Radigan, Pam Hopkins, Gary Hopkins, Susan Dussell, Dean Dussell, Will Dunbar, Curt and Donna Grindal, Al and Jo Myatt

1. Mark Douglass called the meeting to order at 6:00pm.
  
2. A motion to accept the minutes of the June 4, 2018 Board meeting as written was made by Bill Trimarco, seconded by Don Haywood and approved by a vote of Bill-Yes, Don-Yes, Mark-Yes.
  
5. Committee Report-The FireWise Committee report was moved up in the Agenda to accommodate the Chairperson who needed to leave immediately following the report. Peggy Beach reported the following:
  - A) A community chipping day through Put Hill Customs is scheduled for Monday, August 27<sup>th</sup>. The Chipping cost is paid to Put Hill by the property owner; Put Hill will provide a copy of each invoice to Peggy and a rebate will be processed by the CPA. Contact Peggy if you wish to be added to the list of participants. Keep a copy of your receipt for any mitigation work which can be used as a deduction off income for tax filing.
  - B) Ensure your driveway is cleared of low hanging trees and other growth and is easily passable for entrance to your property by emergency vehicles in emergency situations.
  - C) There is one mitigation review and action currently in progress within Loma Linda.
  - D) A copy of the subdivision's FireWise approval certificate is available to any property owner.
  - E) Glenn Unrath, through the Metro District, cut the dead aspen trees from the mail station area. Dave Parker asked if the HOA would pay for the chipping of the cut wood. The Board agreed that this cost falls under mail shed maintenance and would either have it chipped or picked up.
  
3. Homeowner's Open Forum
  - A) Anna Farris asked what could be done to spruce up the entrance into Loma Linda as she would be willing to help. Bill Trimarco stated that a crew is set to get some beautification work done that area.
  - B) Dean Dussell asked if the County's Dark Sky restrictions along with other County regulations could be sent to all property owners. It was also suggested it be included on our website.
  - C) Pam Hopkins encouraged the HOA to set up educational segments on a repetitive basis (perhaps quarterly) for property owners covering general interest issues such as night lighting, shooting of guns, etc. A quick review of the County regulations on lighting was given. This information could be included in the planned 'welcome packets' for new home builders and links to appropriate regulations added to Board issued emails and/or posted on the website. Bill Trimarco suggested adding an item to a future agenda to approach the ACC to provide reminders to property owners on these important subjects and instructions on how to sign up to get HOA emails.
  
4. Treasurer's Report-Don Haywood distributed and reviewed the Balance Sheet and the Profit/Loss Statements as of July 31<sup>st</sup>. The Operating account has a balance of \$32,340.62; the Reserve fund has \$22,587.87. A motion to accept the reports was made by Bill Trimarco, seconded by Mark Douglass and approved by a vote of Bill-Yes, Mark-Yes, Don-Yes.
  
5. Committee Reports
  - A) ACC-Jo Myatt reported on two new actions (one new home and one garage) and stated that letters to property owners with recurring violations of Canada thistle (primarily) were mailed.

B) Metro District-Dave Parker stated that the summer maintenance has been completed except for one section of Eight Mile Loop missed during the original Mag.Chloride application. The District is working on an initiative to remove problem trees growing in the right-of-way (growing too close to the roadway or obscuring vision). They are also working to raise and straighten all stop signs within the subdivision. New gravel is being added where needed most on the roads. Any property owner who wants more in-depth information about the work of the Metro District is encouraged to attend their meetings (posted on the mail station bulletin board) the second Wednesday evening of odd-numbered months.

## 6. Old Business

A) Don Haywood had posted the June 4<sup>th</sup> Board-approved revised Policy for Covenant Enforcement on the website inviting property owner comment for a 30-day period and it was ready for final approval. The text being amended was an example that was too hypothetical which was replaced with a more concrete and relative example. There was discussion about the use of the word “may” throughout our policies which a member felt needed to be more definitive. Don explained the requirement of the nine specific and required policies for all HOA’s; we are using state-approved policies and the legal wording therein. There may be extenuating circumstances that our HOA needs to take into account and we can amend policies as the Board sees fit, but at least we have an approved policy and procedure in effect to follow for consistency. A motion to adopt the revised policy was made by Bill Trimarco, seconded by Don Haywood, and approved by a vote of Bill-Yes, Don-Yes, Mark-Yes.

B) The June 4<sup>th</sup> Board-approved revised Policy for Director Protocol for Seeking Legal Advice had also been posted on the website. The amendment added a statement clarifying use of the policy in emergency situations. A motion to adopt the revised policy was made by Bill Trimarco, seconded by Don Haywood, and approved by a vote of Bill-Yes, Don-Yes, Mark-Yes.

C) Bill Trimarco was asked by the Weed Manager to supply written permission, signed by the HOA president, to allow entrance to the Winterwood right-of-way to spray for weeds (an HOA action rather than Metro District). Bill will get the document to Mark Douglass for signature. The spraying will be done in the fall.

## 7. New Business

A) Short-Term Rentals within Loma Linda fall under new County regulations being implemented. The Sheriff’s office has to provide a representative to field phone calls about violations of the ordinance occurring; calls made to the Sheriff or the representative should be documented (an incident number can be requested). A homeowner renting their home has to file for a land-use permit and has to notify adjacent neighbors and provide them their personal contact information so they can be contacted when problems arise. All HOA members need to be aware that regulations exist and where they can be found. A link to County guidelines can be added to the website and/or sent to all by email. Property Management agencies should ensure homeowners are aware of S-T rental regulations when they sign them up.

Additional suggestions: Look for better ways to communicate and educate the property owners. a) On the next “Dues Notice” ask homeowners if they wish to receive other pertinent HOA, County, etc. information by email and if they specify ‘yes’ then the HOA can get more of this general educational information out to more people, b) post a notice about ‘No parking on Loma Linda roads’ due to how narrow they are; parking should be on private property when visiting.

B) Amending of CCR’s-A motion was made by Don Haywood, seconded by Mark Douglass and approved by a two-to-one vote of Don-Yes, Mark-Yes, Bill-No to reformat the existing policy to match the new policy standards and to have the approval date and signature added. Discussion centered on if there was a need to do this or if the existing policy should be kept. This will be posted on the website for a 30-day homeowner comment period. Additional discussion was on changing the existing requirement that 51% of members vote to change the CCR’s and that changing the CCR’s doesn’t need to be discussed until enough members propose a change to a procedure.

C) OHV Ordinance-Pam Hopkins said she and others attended the County Commissioner meeting where the subject of allowing Loma Linda roads to be designated for legal, off-highway traffic was tabled until their September meeting due to opposition by Loma Linda residents. The proposed county ordinance was for roads

leading into the National Forest and Loma Linda which has no access to the national forest. Discussion at our meeting covered member desire not to allow the new County signs at the entrance to Loma Linda, not to include Loma Linda on the map, adding our own signage at the entrance 'Private Homes-No National Forest Access' and a "National Forest and arrow sign" showing the way to the Eight Mile Mesa entrance to the Forest. The history of the issue was reviewed. There are options to consider: HOA makes a statement to the County Commissioners showing how many LL members are for and against the plan after sending a survey (along with the ordinance) to all Loma Linda property owners; have property owners write or email the Commissioners with their views; there may be an option for Loma Linda to 'opt out' as a subdivision. A motion that the HOA fund the cost of the discussed signage at the entrance to LL and to Wildwood, contingent on the Metro District allowing placement of signs on the right-of-way, was made by Mark Douglass, seconded by Bill Trimarco, and approved by a vote of Mark-Yes, Bill-Yes, Don-Yes. Dave Parker was asked to bring our request to the Metro District board meeting.

8. Next Board meeting will be Monday, September 10 at 6:00 pm in the Ross Aragon Community Center.

The meeting was adjourned at 8:25 pm.

Sharon Jennings/Recording Secretary  
Approved as recorded September 10, 2018