

Loma Linda Subdivision Homeowner's Association
Regular Board Meeting Minutes
Ross Aragon Community Center
June 4, 2018

Directors present: Mark Douglass, Bill Trimarco, Don Haywood

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

1. Mark Douglass called the meeting to order at 6:01 pm.
2. Minutes: A motion to accept the minutes of the May 14 Regular Board meeting was made by Bill Trimarco, seconded by Don Haywood and approved by a vote of Bill-Yes, Don-Yes, Mark-Yes. A motion to accept the minutes of the May 19 Special Board meeting was made by Bill Trimarco, seconded by Don Haywood and approved by a vote of Bill-Yes, Don-Yes, Mark-Yes.
3. Homeowner's Open Forum: No member comments made
4. Treasurer's Report: Don Haywood reviewed the Balance Sheet and Profit/Loss Sheets. Total assets are \$61,856.62. Past due notices with late fees added were sent by the accountant; some owners are multiple years in arrears. Don will check with the CPA about liens placed on those properties. 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, Mark-Yes.
5. Committee Reports:

ACC—Jo Myatt distributed the latest activity report showing one landowner requesting information on a new home build. The property owner asked the ACC for the status of the home plans sent to the HOA. They will resend directly to the ACC with the plans and tree removal list.

FireWise—Jo Myatt reported the '416 Fire' was only 10% contained and had burned 22,055 acres; containment projected by end of June. Stage 2 Fire Restrictions are in place. Bill Trimarco said a water truck and firefighter has been assigned to the Aspen Springs Fire Station. He sent out a notice about the fire season and prepping Go-Bags to those on his personal email list and will forward this information to the other directors to be emailed to all Loma Linda property/home owners. Any emergency situation information should be added to the HOA website; Don Haywood will see that it is posted there.

Annual Meeting—Bill suggested that a Cash Bar be preferable at the HOA picnic rather than having the HOA be responsible for handling drink coupons or getting involved with alcohol sales. Don agreed it would be wise to remove such liability from the HOA. The final picnic announcement to the membership will mention that a Cash Bar will be available.
6. Old Business:
 - a) The revised Policy of Covenant Enforcement was presented. Bill Trimarco made a motion to accept the policy with additional wording added to clarify Section 5, Notice of Hearing, which contained an incomplete statement. This was seconded by Mark Douglass and approved by a vote of Bill-Yes, Mark-Yes, Don-Yes. Don will amend and post the policy on the website for member review and comment.
 - b) The draft Policy for Director Protocol for Seeking Legal Advice was reviewed. After board discussion on rephrasing Section 3 to ensure the process is only utilized in an emergency situation, Bill Trimarco made a motion to accept the revision of the policy wording as discussed. It will read "In the event of an emergency situation, if time and circumstance does not allow for the calling of a special director's meeting, the president of the association is authorized to hire and utilize special counsel as necessary. Such action will then be reported to the board at the earliest opportunity." This was seconded by Don Haywood and approved by a vote of Bill-Yes, Don-Yes, Mark-Yes.
 - c) There is only one proposed Bylaw Amendment to be brought to the membership. The required changes pertain to the timing of the election of officers. Don Haywood sent a copy of the amended Bylaws to the directors. The changed section will go into the mailed notice of the Annual meeting and will be voted on by

the members at the meeting; the notice will state that the full Bylaws can be viewed on the website. Don will post the amendment on the website. A motion to accept the changes was made by Bill Trimarco, seconded by Mark Douglass and approved by a vote of Bill-Yes, Mark-Yes, Don-Yes.

- d) Bill Trimarco is in contact with Johnny Montoya, a good, local fence repairer to walk sections of the perimeter fence line to determine what needs to be repaired. Most of the problem seems to be the back section with Echo Canyon Ranch. Another section in need of repair is on south Saddleback near the entrance to the National forest.
- e) Curt Grindal asked about a Weed letter. Bill sent out an initial reminder email about weed control by homeowners. Mark mentioned that Ethan would spray and will require a non-responsibility statement signed before spraying on private property. The county has Loma Linda on the list for roadway spraying.

7. New Business:

Bill Trimarco reported that Mike Leroux, the town's emergency manager responsible for the Nixtl (reverse 911 phone) system, would like a list of all Loma Linda residents phone numbers interested in being on their emergency communications list. It was proposed that the HOA send an email blast to all property/home owners saying this has been offered and allow homeowners to opt-out of this service. Otherwise, everyone would be included on the emergency communications phone list (land lines are included, cell phones have to be added). First an email would go out to the membership asking them to opt-out no later than June 30. Then the emergency management will be notified.

8. Next Board meeting:

Two action items (the new policies) need to be approved at the next Board meeting which will be held prior to the Annual Members meeting on Sunday, July 15th. There will be no July 9 board meeting. Regular board meetings, held on the second Monday of each month, will resume on August 13th.

The meeting was adjourned at 6:56pm.

Sharon Jennings/Recording Secretary

Approved as presented August 13, 2018