

Loma Linda Subdivision Homeowners Association
Minutes of the Board of Directors Meeting
Ross Aragon Community Center
September 10, 2018

Directors present: Mark Douglass, Bill Trimarco, Don Haywood

Members present: Sharon Jennings, Jo Myatt, Peggy Beach, Dave Parker, Rick and Bernie Sautel, Terri and Mike Moser, Tom and Janette Wenneclund, Mark and Robyn Pfetzer, Maggie Fischer, Robert and Anne Farris, Curt and Donna Grindal

1. Mark Douglass called the meeting to order at 6:00pm.
2. A motion to accept the minutes of the August 13, 2018 Board meeting was made by Bill Trimarco, seconded by Don Haywood and approved by a vote of Bill-Yes, Don-Yes, Mark-Yes.
3. Homeowners Open Forum—
 - A) Are fowl allowed in the subdivision? Yes, fowl are not excluded per the CC&Rs. A request to build a structure to house fowl must be submitted to the ACC.
 - B) Are goats permitted in the subdivision? Yes, two grazing animals per lot are allowed.
 - C) Summaries of recent minutes are missing from the website. Don will ensure both June and August are added.
 - D) What is the status of OHV signage at entrance to subdivision? Dave Parker said the request will be made at the Sept. 12 Metro District meeting.
4. Treasurer's Report-Don Haywood distributed and reviewed the Balance Sheet, Profit/Loss, and Budget vs. Actual Statements as of August 31st covering eight months. 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. Discussion: a) LL street address signs are stored in the Hwy. 84 storage units under a shared-cost arrangement with the Metro District. B) Don noted that lien information had been requested, but details had not been received yet. C) The reserve funds noted in the Financials are for uses deemed necessary by and for the HOA and would come out of the budget upon approval.
5. Committee Reports
 - A) ACC-Jo Myatt gave a written synopsis of all activities of the ACC over the last month.
 - B) FireWise-1) Peggy Beach distributed "File of Life" info packets to affix to a refrigerator for use by emergency personnel. 2) The community chipping days were successful with sixteen properties taking part. 3) Al Myatt and David Smith are updating the addresses on the subdivision map and refurbishing its stand. They've installed the new bulletin board for FireWise and general notices on the right side of the front of the mail structure. 4) Peggy has packets for new property owners with information on FireWise activities, Board contacts, and other general Loma Linda information.
 - C) Metro District-1) Dave Parker will bring our request to place HOA signage on their right-of-way by the entrance to Loma Linda and entrance to Wildwood. The HOA will purchase and install the signs. Once decided the verbiage and location of the signs can be given to Metro District. Final OHV issues have not been resolved by the County Commissioners. 2) No update yet on when the Mag Chloride application will be finished. 3) Metro will be putting up additional signage within the subdivision. Requests to include cautionary signs, such as 'Blind Curve...Slow Down!' (both directions) on Loma Linda (north side) to the west of Buck Drive and the crest of Saddle Back were made. 4) Dave reminded us that the Metro District's purpose is maintenance of and signage on the roads. They are not responsible for police actions; if there are concerns about speeding, etc., the Sheriff's Office should be called. Mark said this applies to noise and light issues as well.
 - D) Nominating Committee-There was discussion on the upcoming election process due to differing interpretations on whether it is the Committee or the Board who should gather and prepare the mail-out of the

ballots and autobiographies. The Board will review the Bylaws and contact the Nominating Committee so both groups are assured of the process. A special board meeting may need to be called. The actual mail-out will be handled by the CPA's office.

6. Old Business

A) A motion to adopt the policy regarding the Procedures for Proposing Amendments to the CC&Rs was made by Bill Trimarco, seconded by Don Haywood, and approved by a vote of Bill-Yes, Don-Yes, Mark-Yes. The amendments made were to the format and application of Board signature. A reminder was given to attendees to check the HOA website at least monthly as this is where such policies are placed for public comment.

B) Bill Trimarco received a verbal bid for \$1,800 (\$1,000 labor; \$800 material) to fix the drainage problem on the mailbox by reshaping the slope on the left side to redirect the flow of melting snow and water. In addition, the junipers in front of the Loma Linda entrance sign are to be removed as part of the beautification process. Mark Douglass will to contact Todd (the contractor) and ask about sealing the cinderblock and suggested that at least one additional bid be requested in writing.

7. New Business

A) Nancy Dorenkott volunteered to join the ACC committee. The current committee is willing to have another member or two. Mark will email Nancy and invite her to attend the next meeting. Bill sent her a copy of the Bylaws and CC&Rs. She will be given the existing volunteer questionnaire so she can respond. The Board will then discuss the appointment.

B) Bear and Wildlife Notice-Bill suggested that a quarterly communication be sent to all property owners on this subject and others as part of the education series. Don added that perhaps a topic of interest could be submitted by each of the directors. Mark will write up an email about bears and the importance of eliminating feeding opportunities around our homes. Members suggested creating a closed Facebook page and/or a 'Next Door' application for Loma Linda. Residents Terri Moser and/or Maggie Fischer will check into these applications and coordinate setting one up. Both options allow interactive contact between homeowners and would allow members to opt in or out.

C) Unapproved Road Construction-Bill noted that an excavator cut a walking/snow mobile path on a resident's hillside between San Juan and Loma Linda and expressed concern over erosion of the hillside, loss of vegetation, and that this action didn't receive ACC approval in advance. Mark contacted the ACC and the property owners in question who have said they will do what is necessary to make it right; they are trying to work it out together. Don asked how the HOA could communicate better with property owners to ensure they contact ACC prior to property improvements. Don noted that Real Estate contracts require buyers sign off that they've reviewed the CC&Rs. Members said that violations of the covenants occur the enforcement of the CC&Rs needs to have some consequences and asked what action was going to be taken. To prevent other issues, topics, like the CC&Rs and which improvements/modifications require ACC approval, should be included in a quarterly educational email/web post.

D) Bill will set up a doodle-poll and send to the Board and ACC to solicit dates for a work session between the two groups.

E) The pros and cons of using goats for weed and thistle mediation was discussed including how to keep them contained and off of non-participating property (portable electric fencing), who would provide and monitor their 'work' (4-H members), the fact that property owners can currently rent/borrow two goats per lot at their own discretion, that they could be proposed as an option to non-compliant property owners, that timing of the use of goats is important to consider. This will be moved to a future agenda for additional discussion and a conclusion.

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

The meeting was adjourned at 7:45 pm.

Sharon Jennings/Recording Secretary
Approved as written October 8, 2018