

Loma Linda Subdivision Homeowners Association
Minutes of the Board of Directors Meeting
Ross Aragon Community Center
October 8, 2018

Directors present: Mark Douglass, Bill Trimarco, Don Haywood

Members present: Sharon Jennings, Nancy Dorenkott, Peggy Beach, Curt and Donna Grindal, David and Linda Parker, Al and Jo Myatt, Matt and Maggie Fischer, Rick and Bernie Sautel, Marie Colby, Judy Estell.

1. Mark Douglass called the meeting to order at 6:02pm.
2. A motion to accept the minutes of the September 10 Board meeting and the September 24 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. Homeowners Open Forum—Maggie Fischer reported that she got the Loma Linda Facebook Group started. She suggested another member set up the Next Door program (as a member of Next Door group in another state, she is unable to start one here). Mark suggested that soliciting a volunteer for this be added to a future agenda.
4. Treasurer's Report—Don Haywood distributed and reviewed the Balance Sheet, Profit/Loss, and Budget vs. Actual Statements as of September 30th. There is a balance of \$30,333.98 in the Operating Fund and \$22,589.00 in the Reserve Fund. 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. There was discussion on the Repair and Maintenance line item which was determined to be for the perimeter fence project and the cost of chipping the cut trees around the mailbox and entrance areas which was \$85.00.
5. Committee Reports
 - A) ACC—1) Jo Myatt reported on two homeowner property improvement requests received for the month. 2) Mark introduced Nancy Dorenkott as interested in being on the ACC Committee. He asked several previously approved questions about her desire to work with the committee and the Board. A motion to appoint Nancy to the ACC Committee was made by Bill Trimarco, seconded by Don Haywood, and approved by a vote of Bill-Yes, Don-Yes, Mark-Yes. She was welcomed unanimously by the entire membership present.
 - B) FireWise—Peggy Beach and Bill Trimarco informed us that FireWise of Southwest Colorado changed their name to Wildfire Adapted Partnership, but that our subdivision's committee name can stay as the FireWise committee. Peggy submitted the Chipping Day data to the CPA so rebate checks to those who participated will be forthcoming. Peggy asked all property owners who have done any fire mitigation work on their property to send her an email with their estimated work hours; this report is submitted to W.A.P. and goes toward our efforts as a recognized FireWise Community. We were reminded to save invoices for any mitigation work done for personal State tax filing savings.
 - C) Metro District—Dave Parker brought approval from the District to install HOA signs on District right-of-way just before the entrance to the LL subdivision. The HOA Board will add an agenda item to a future meeting to finalize and approve the wording of the signs and get them purchased and installed. Wording may include 'No Forest Service Access' and 'No Discharge of Firearms within Subdivision'; the other will indicate the Eight Mile Mesa Road as the entrance to the National Forest. Metro will be installing "Children at Play" signs in requested areas of the subdivision. Charles Birkhead has been hired to remove problem trees/weeds, unclog the drainage culvert by the LL entrance, remove concrete waste, old batteries, etc. A motion that the HOA use up to \$500 of its budgeted funds to assist Metro District with this cleanup and the removal or cutting back of the junipers was made by Bill Trimarco, seconded by Mark Douglass, and approved by a vote of Bill-Yes, Mark-Yes, Don-Yes. There was discussion on replanting the boxes and the need for a water source. Mark suggested that a beautification project be set for Spring 2019.

D) Nominating Committee—Dave Parker stated all ballots for the Director election were put in the mail; if any property owner doesn't receive their ballot packet(s) by October 10th they should contact him as Chairman. It was suggested that election documents sent to the committee by the Board be sent as individual attachments to improve the flow of documents, making it easier for the committee to selectively update and print the Cover Letter and Ballot.

6. Old Business—Mark Douglass said the 'scope of work' for the mailbox drainage issue was submitted to five contractors; only two responded (Colorado Rock and Dirt Excavation quoted parts and labor at \$2,997.50; Tracy Smith of Westward Inc. quoted labor of \$2,190.00 with materials estimated). Work would include installing a French drain, waterproofing, and a grate over the walk-in entrance. Bill Trimarco made a motion to accept the lower bid with Westward not to exceed \$2,400.00 including parts, seconded by Don Haywood and approved by a vote of Bill-Yes, Don-Yes, Mark-Yes. Discussion about the need to make the area ADA accessible ensued including the suggestion to add a hand-rail on both sides of the walk-in entrance...specifically using something other than metal which could be slippery or freezing. Mark will discuss this accommodation with the elected contractor and find out what the options are and costs would be.

7. New Business

A1) 2019 Budget: Don Haywood explained that the budget would be prepared by the Board and posted on the website for member review and comment; if not rejected, it will be approved at the November meeting. If rejected by the membership it would be readdressed at the November meeting, posted again for comment and then approved at the December meeting. The Board reviewed each line item of the budget making changes as necessary to any figures depending on the income, known needs, and expenses of the HOA. Don will update the spreadsheet and forward to the directors for review.

A2) Curt Grindal stated that the ACC mailed out forty letters to property owners regarding violations of the noxious weed abatement requirements. Only seven lot owners did not respond to any requests to deal with the weed problem. He asked if the fines imposed and to be collected, totaling \$875, could be used to pay for weed spraying on these seven lots. Bill reminded him that we could not go onto private lots without owner permission. This wouldn't affect budgeted income if the fees come in and are then paid back out (income neutral). The fine-imposed letters can be included with the upcoming dues notices to those involved. Don will work with the CPA to determine how to work this (special account number, etc.).

B) Bill Trimarco thanked Al Myatt and Dave Smith for their work on the shared Community Bulletin Board and FireWise display case; the Board appreciated the completed and ongoing work. The display case is locked, but the key is accessible to the public so it can be opened and notices, business cards, etc. can be posted. It must be locked to keep the door from being slammed open due to wind, etc. Mark will contact the manufacturer to see if adding a chain to keep the door from flying open would void the warranty. It was reiterated that one half of the case is for community postings and one half for FireWise notices. Guidelines covering what can be posted will be reviewed.

C) Revisions to HOA Communication Policy—Don Haywood said the policy needed to be amended to be in sync with current practice and proposed wording about the community bulletin board along with instructions on what should and should not be posted. After discussion that the wording should be such that it need not be changed in the future it was decided to indicate not that the case would be locked, rather that it would be accessible to the public. It was determined that political events/activities could be posted, but that ballot measures and voting recommendations be excluded. A motion to approve the draft policy as amended was made by Bill Trimarco, seconded by Don Haywood, and approved by a vote of Bill-Yes, Don-Yes, Mark-Yes. Don will revise the proposed revisions and post on the website for member review.

8. Next Board meeting will be Monday, November 12 at 6:00 pm in the Ross Aragon Community Center.

The meeting was adjourned at 7:45pm.

Sharon Jennings/Recording Secretary

Approved as recorded November 12, 2018