

Loma Linda Subdivision Homeowner's Association
Minutes of the Board of Director's Meeting
Ross Aragon Community Center
November 12, 2018

Directors present: Bill Trimarco, Don Haywood

Members present: Peggy Beach, Curt Grindal, Al and Jo Myatt, Nancy Dorenkott, Eric Smith, Sharon Jennings

1. Bill Trimarco called the meeting to order at 6:03 PM and asked for a moment of silence in honor of our veterans on Veteran's Day.
2. A motion to approve the October 8 minutes was made by Don Haywood, seconded by Bill Trimarco, and approved by a vote of Don-Yes, Bill-Yes.
3. Homeowner's Open Forum—No comments were made.
4. Treasurer's Report—Don Haywood distributed the October Balance Sheet, Profit & Loss Statement and the Budget vs. Actual statement covering ten months of the year. A credit of \$42.50 exists for the fire mitigation refund. Bill noted that the Metro District has been paying for the storage unit rental, but haven't sent a bill to the HOA recently for our half of the cost. Don will check with the CPA on when the last payment was made. A motion to approve the financials was made by Bill Trimarco, seconded by Don Haywood, and approved by a vote of Don-Yes, Bill-Yes.

5. COMMITTEE REPORTS:

ACC Committee—Jo Myatt reported on three recent actions taken by the committee. Curt Grindal reported that he and Jo surveyed properties for weed growth concerns and sent out warning letters with fine structures to forty-one properties and continued sending additional notices to those who did not respond to mitigation requests. There are currently five properties still not in compliance. Fines collected will be used to spray non-compliant properties. Bill mentioned that the State is testing a fungus that purportedly will kill Canada Thistle.

FireWise Committee—Peggy Beach emailed the November FireWise bulletin which covered the name change of FireWise of Southern Colorado to Wildfire Adapted Partnership, the importance of preparing Grab-and-Go bags for evacuations, and the Adopt-A-Hydrant program (keeping access to fire hydrants free from snow). She gave an update on the CWPP program and stated that a copy of our current FireWise certification will be emailed to all residents and posted.

Metro District—No report

Nominating Committee—Peggy Beach will contact the Election Secretary, Trish, by email to find out when ballot counting will be done.

6. OLD BUSINESS:

- a. Maintenance to fix the mailbox drainage problem has been completed. Al Myatt created a DVD of photos showing the progress of the work. He installed a new motion sensor light on the outside of the mail station and will replace or update the existing inside motion light.
- b. Don Haywood reviewed the 2019 budget which had been posted for homeowner comment on the website. As no public vetoes were received that budget is approved.

c. A motion to accept the revised HOA Communication Policy (pertaining to bulletin board access) which had been posted on the website and received no property owner objections, was made by Bill Trimarco, seconded by Don Haywood, and approved by a vote of Bill-Yes, Don-Yes.

7. NEW BUSINESS:

a. The Next Door Community Communications group will be tabled until a knowledgeable volunteer (not a member of the Board) is found to set this up.

b. A motion to approve three signs (one at Winterwood "No motorized access to National Forest", one at the Loma Linda entrance "No motorized access to National Forest" "No discharge of firearms allowed in the subdivision", one at the end of Eight Mile Mesa Road "National Forest Access" with an arrow pointing toward the forest) and to forward the verbiage to the chairman of the Metro District for comment and printing of these signs was made by Don Haywood, seconded by Bill Trimarco, and approved by a vote of Don-Yes, Bill-Yes. Metro District will be asked if they will use their existing contacts to get the signs printed.

c. Discussion of landscaping at the front entrance to the subdivision will be tabled until the Spring. Charles Birkhead is presently doing some clean-up of the entrance area.

d. Setting up a work session between the ACC and HOA will be added to the December agenda in order to select a date in January or February for such a meeting.

e. Bill Trimarco suggested that a wildlife presentation be made to the HOA by the CPW and/or the Sheriff's Department and stressed that residents should not confront hunters; they should call Archuleta County non-emergency Dispatch, 970-731-2160, if there are any issues regarding hunters, wildlife, etc. A motion that an email notice be sent to property owners and a notice posted on the bulletin board about what is considered normal, acceptable hunting activity, after getting a consensus on that content from all Directors, was made by Bill Trimarco, seconded by Don Haywood, and approved by a vote of Bill-Yes, Don-Yes.

f. There will not be a holiday party scheduled for December. Discussion of a social gathering after the new year will be added to the December agenda.

8. The next Board meeting will be Monday, December 10, 2018 at 6:00 pm at the Ross Aragon Community Center.

The meeting was adjourned at 7:01 PM.

Sharon Jennings/Recording Secretary

Approved as presented 12-10-2018