

**Loma Linda Subdivision Homeowner's Association  
Minutes of the Board of Director's Meeting  
Ross Aragon Community Center  
December 10, 2018**

Directors present: Mark Douglass, Bill Trimarco, Don Haywood

Members present: Peggy Beach, Al and Jo Myatt, Sharon Jennings

1. Mark Douglass called the meeting to order at 6:01 PM.

2. A motion to approve the November 12 minutes 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—

1) Bill and Mark said some homeowners questioned why a holiday social wasn't being held this year. Mark will send an email that it wasn't planned for this year after discussion by those attending the last meeting, but would be considered next year if there is interest. A social for spring or another time had been suggested instead.

2) Mark was notified that a culvert (drainage pipe running under the road) on Saddleback was clogged. Mark will check with Dave Parker of the Metro District to have it looked at for maintenance.

4. Treasurer's Report—

1) Don Haywood distributed and reviewed November financial reports. A motion to approve the financial reports as submitted was made by Bill Trimarco, seconded by Mark Douglass, and approved by a vote of Bill-Yes, Mark-Yes, Don-Yes. Discussion: The new outside motion light at the mail station still has to be paid for and Al Myatt was asked to purchase a similar light for the inside of the structure. Bill Trimarco asked about the status of the HOA donation to the W.A.P. group (formerly FireWise) as the county committee hadn't received it. He also asked about the HOA's payment on the storage unit rental due to the Metro District. Don Haywood will check into both issues.

2) The Directors reviewed dues that outstanding from some property owners, specifically those past due from a committee member. A motion to put the specific party on notice that the unpaid dues issue will be on the January meeting agenda, if not resolved by then, with such notice to be sent by the Board president, was made by Don Haywood, seconded by Bill Trimarco, and approved by a vote of Don-Yes, Bill-Yes, Mark-Yes. Discussion: Don looked at the Bylaws on this point, but this issue wasn't specifically addressed. Setting up a Policy and Procedure addressing this was suggested as a future item of business.

3) Don heard at a recent Real Estate meeting that changes to what an HOA has to provide buyers at the request of sellers was being made via CCIOA this summer. Our HOA needs to be in compliance with any new documents we have to supply (Status letter). A motion that the Board authorize an inquiry of legal counsel of anything we may be missing or any change to CCIOA that would impact the documents we have to supply in a Real Estate transaction was made by Don Haywood, seconded by Bill Trimarco, and approved by a vote of Don-Yes, Bill-Yes, Mark-Yes. Don was authorized by the Board to contact our lawyer since he is already involved and knows the language and the issue best.

5. COMMITTEE REPORTS:

ACC Committee—1) Jo Myatt received a written approval from property owner Mark Palmer on Loma Linda Drive allowing a variance to the 50' setback rule for a neighbor wishing to construct a garage. The need to document this for future property sales was discussed. Document storage will be included on a future Board/ACC Work Session. 2) A prospective LL home buyer sent a letter asking about short-term rentals including how many were already operating in the subdivision and any current issues

experienced with short-term properties. Our CC&Rs don't address short-term rentals directly, but they do list items that pertain to all homeowners which would apply to renters as well. Archuleta County has ordinances that regulate short-term rentals. In response to one of the potential buyers' questions, the Board communication should indicate that there are other short-term rentals in our subdivision and that any issues observed have been singular instances, not chronic situations. Mark will work with the Board on a generic form letter that can be used for this and future inquiries including referring the inquirer to the County and/or its website for detailed information about the regulations.

FireWise Committee—1) Peggy Beach reported the probability that no funds would be available for mitigation grants or rebates next year, but that mitigation efforts must still be undertaken by property owners and suggested working together with neighbors to ensure that even unattended properties are taken care of. 2) Al Myatt distributed a 2018 Summary of FireWise Accomplishments list. 3) Al will contact the Wildfire Adapted Partnership and have them send the HOA information needed to send our donation to the group (payee and address).

Metro District—No report

#### 6. OLD BUSINESS:

1) Next Door Communication Group—Will be removed from Board activity. It can be addressed in the future if member(s) come forward who are interested in taking this project on.

2) Board/ACC Work Session—Bill will send out a doodle-poll to members of both groups asking for feedback on selected dates and times; late afternoon was suggested to fit work schedules. The group present at the first meeting will draft the goals/agendas.

3) Living with Wildlife Presentation—Bill spoke with Doug Purcell (CPW) and Richard Valdez (Sheriff) and both are interested in speaking to our subdivision on basic information on hunting issues, wildlife, and contact information should problems or questions arise. It was suggested we have this 'meet and greet' in conjunction with an early 2019 property owner social. Bill will champion this project and contact speakers for available dates. It will be added as a January meeting agenda item to solidify ideas. A suggestion to have a speaker on short-term rentals, at either the same or a different get together, was made.

4) Wildlife Information for Homeowners—Bill drafted an email and website/bulletin board post on coyotes, bears, mountain lions and what to do or not do to live in harmony with wildlife. It will include a link to the CPW site for detailed information. This fits with the Board's intent to provide educational information for property/home owners on a regular basis. The notice was approved to send after changing the word "I" to "The HOA"; Bill will make the change.

7. NEW BUSINESS: Election results for the upcoming open Board director position were reported with Bill Trimarco retaining his position for the next term. There were 119 votes cast: Bill Trimarco 63, Curt Grindal 56.

8. The next Board meeting will be Monday, January 14th at 6:00 pm at the Ross Aragon Community Center.

The meeting was adjourned at 7:20 PM.

Sharon Jennings/Recording Secretary

Approved as presented January 14, 2019