

**Loma Linda Subdivision Homeowner's Association
Minutes of the Board of Director's Meeting
Ross Aragon Community Center
January 14, 2019**

Directors present: Mark Douglass, Bill Trimarco, Don Haywood

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

1. Mark Douglass called the meeting to order at 6:04 PM.

2. A motion to approve the December 10, 2018 minutes was made by Bill Trimarco, seconded by Mark Douglass, and approved by a vote of Bill-Yes, Mark-Yes, Don-Yes.

3. Homeowner's Open Forum—

1) Al Myatt purchased the new motion light for the inside of the mail station and submitted the receipt for payment.

4. Treasurer's Report—Don Haywood distributed and reviewed December year-end financial reports. Operating account: \$26,274.61, Reserve fund: \$22,590.71, Total assets: \$53,290.62. 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: Don will check with the CPA for an explanation of the P&L "lien filing income" of \$36 on the P&L sheet. A bill from Metro District for cleaning up the entrance hasn't been received.

5. COMMITTEE REPORTS:

ACC Committee—Curt Grindal reported that five properties require follow-up (in the form of a letter showing the fine) due to failure to clear weeds. He noted there was a newspaper article regarding the County's intent to assess fines for unmitigated weed growth.

FireWise Committee—1) Peggy Beach reiterated the possibility that no funding would be available for chipping/mitigation efforts for the next year or two; individual property owners must still take care of their property. 2) Peggy will email a map of un-adopted fire hydrants that need to be assigned to a property owner to keep them clear of snow and other growth for easy access by fire department personnel. Don will post on the website. 3) She presented a questionnaire asking for input from homeowners on home insurance issues they have had. Mark will send this to all homeowners by email. 4) Al noted that our Community Wildfire Protection Plan has now been put on the National website.

Metro District—No report

Mark Douglass gave his thanks and appreciation to all members of these committees for their work over the past year.

6. OFFICER ELECTIONS—A motion that the Board retain the existing officers for the coming year (Mark Douglass as President, Bill Trimarco as Vice President, and Don Haywood as Secretary/Treasurer) was made by Don Haywood, seconded by Mark Douglass, and approved by a vote of Don-Yes, Mark-Yes, Bill-No. Discussion: Mark gave remarks on the Board's ability to work together. Bill suggested that officers change positions as year (as other town/county offices do) to let each experience every part of the positions. Don noted that he would prefer to remain as Secretary/Treasurer because that is where his interest and skills are.

7. OLD BUSINESS:

a) Don attended a recent Real Estate contracts class where disclosures that HOA's must provide home buyers were discussed. Realtors are obliged to work under CCIOA regulations. There is a one-time

disclosure of basic HOA data (complete name, address, etc.) and a yearly disclosure of various other documents (governing docs, minutes, insurance policies, bylaws, etc.). Don is working to update our website so that required disclosures and documents are under one tab so any buyer can easily find the data they need. Don asked the attorney for a HOA record retention schedule. They can set a policy for this and would charge \$205.00. A motion to have Don Haywood draft a policy for our HOA record retention with the ability to contact the attorney as necessary to obtain needed information was made by Bill Trimarco, seconded by Mark Douglass, and approved by a vote of Bill-Yes, Mark-Yes, Don-Yes. Discussion: There are file size restrictions that have to be considered as well as file storage locations (Cloud, WordPress). It was suggested that the Governing Documents have its own heading (easier for most homeowners to find) and to put it under the Annual Disclosures heading for real estate purposes OR to label the heading with both names and only have it in one location. Don asked homeowners to look at the website and to make suggestions or comments as it is being revamped.

b) The HOA Board of Directors and the members of the Architectural Control Committee will meet for their first work session at 4:30 pm on Monday, February 11th prior to the regular Board meeting. Bill will reserve the room for both meetings. A notice of this meeting must be posted so that other LLHOA members may attend.

8. NEW BUSINESS:

ACC Committee Member-An ACC member has yet to pay their 2018 HOA dues; non-payment of dues means a member is not considered to be in good standing. The member stated he hadn't received the invoice so it was mailed again by the CPA and payment was also requested by email. A motion to remove Eric Smith from the ACC due to not being a member in good standing was made by Bill Trimarco, seconded by Mark Douglass, and approved by a vote of Bill-Yes, Mark-Yes, Don-Yes. The Board will send a letter to the homeowner. Discussion: The Bylaws and Covenants specify that Board members must be in good standing and this extends to committee members. All members are obligated to pay dues even if a written invoice is not received. The Board would have to approve and reappoint any member removed from a Committee who wishes to remain on a committee.

9. The next Board meeting will be Monday, February 11 at 6:00 pm at the Ross Aragon Community Center with the work session by the Board and the ACC Committee taking place at 4:30 pm.

The meeting was adjourned at 7:19 PM.

Sharon Jennings/Recording Secretary
Approved as corrected herein 2-11-2019