

Loma Linda Subdivision Homeowner's Association
Minutes of the Board of Director's Meeting
Ross Aragon Community Center
March 11, 2019

Directors present: Mark Douglass, Bill Trimarco, Don Haywood

Members present: Sharon Jennings, Curt Grindal, Judy Estell, Peggy Beach

1. Mark Douglass called the meeting to order at 6:05 PM.
2. A motion to approve the January 14, 2019 minutes as presented 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: a) Judy Estell asked about removing the snow berms left by the snow plow in front of driveways. There was much discussion. In the past, the HOA hired someone to come after the plow and clear driveway openings, but discontinued this due to cost. Coordinating the times of the snow plow route and private removal to follow would be difficult. Metro District could be asked by property owners to lift the plow at all driveways or get a plow schedule. b) Mark Douglass noted that one of the yellow safety poles at the mail station was loose. After the snow season, during spring maintenance, he will contact Charles Birkhead to reinforce it.
4. Treasurer's Report: Don Haywood distributed and reviewed the February financial reports. Operating account: \$ 36,943.51; Reserve fund: \$ 22,591.80. 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.
5. COMMITTEE REPORTS:
 - ACC Committee**—Curt Grindal reported it was quiet with no new activity and no meeting held recently.
 - FireWise Committee**—Peggy Beach received the 2018 Certificate of Renewal for the National Firewise USA Program. Don will post on the website. Peggy is working to create a folder of information for all homeowners (including short-term rentals) to include emergency evacuation procedures. Mark will email to all HOA members and Peggy will post at the mail station community bulletin board. She spoke with Mike Leroux about a possible summer evacuation exercise for the development.
 - Metro District**—No report
6. OLD BUSINESS:
 - a) **Documentation**—Don stated that no homeowner/public comments had been received about the draft policy website posting. A motion to accept the Policy for HOA Documentation as presented was made by Bill Trimarco, seconded by Don Haywood, and approved by a vote of Bill-Yes, Don-Yes, Mark-Yes.
 - b) **HOA/ACC Work Session**—Work session was held today prior to the Board meeting. Procedures were reviewed and comments about good communication and harmony between the groups were mentioned. They will work to identify some necessary amendments to the CC&Rs. The ACC will write needed policies and procedures for the ACC and have it posted.
 - c) **Draft Document Retention Policy**—Don explained limitations with our current free version of our WordPress website; it is at capacity and doesn't allow for additional document storage. A motion to have Don Haywood arrange to upgrade to the Premium package for \$8.00 per month and to authorize Don to submit a bill for the monthly cost directly to the CPA for payment was made by Bill Trimarco, seconded by Don Haywood, and approved by a vote of Bill-Yes, Don-Yes, Mark-Yes.

d) **Short-Term Rentals**—Mark learned from Sherry at the County that a list of Pagosa STRs are listed on the county website (archuletacounty.org); currently none of the known Loma Linda STR applications are registered with the county, which may be due to a county backlog. Bill suggested that out of respect for privacy the HOA not list STR addresses on our website. The county link will be posted on our website. A folder will be set up on the HOA Board email site to house notifications and inquiries received pertaining to STRs.

7. NEW BUSINESS:

a) **Collection Policy**—Don distributed the updated version to the Board noting that he'd made changes to clarify specific items. A motion to approve the policy regarding the processing of dues and collection of assessments was made by Bill Trimarco, seconded by Don Haywood, and approved by a vote of Bill-Yes, Don-Yes, Mark-Yes. Discussion: Based on the wording in the CC&Rs, the new policy can be implemented retroactive to dues due January 2019. The dues notice that goes out at the end of 2019 (for 2020) will make reference to the new policy. Don will post on the website for 30 days for public comment.

b) **Annual Members Meeting**—Will be held the second or third weekend in July (between the 13th and 28th). Planning needs to start to find a restaurant or alternate location for a catered luncheon and will be added to the April agenda. Estimated room for 50 people. Possible entertainment by The San Juan Mountain Boys.

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

The meeting was adjourned at 7:15 PM.

Sharon Jennings/Recording Secretary

Approved as recorded April 8, 2019