

**Loma Linda Subdivision Homeowner's Association
Minutes of the Board of Director's Meeting
Ross Aragon Community Center
April 8, 2019**

Directors present: Mark Douglass, Bill Trimarco, Don Haywood

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

1. Mark Douglass called the meeting to order at 6:00 PM.
2. A motion to approve the March 11, 2019 minutes as recorded 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:

Mark Douglass shared compliments he had heard from homeowners about the new interior and exterior lighting, and about the reflective tape added to the posts and bench at the mail station.

Bill Trimarco conveyed a concern from a homeowner about use of her personal data after receiving an email from the Metro District. This notice did not come through the HOA as it has a communication policy directing it not to share personal information. Residents may contact the Metro District directly to be added to their email list.
4. Treasurer's Report: Don Haywood distributed and reviewed the financial reports through March 31st. Operating account: \$ 36,486.82, Reserve fund: \$ 22,592.38. A motion to accept the reports as submitted was made by Bill Trimarco, seconded by Don Haywood, and approved by a vote of Bill-Yes, Don-Yes, Mark-Yes. Discussion: Don will check with the CPA for clarification on what the fee under "Dues and Subscriptions" covers.

COMMITTEE REPORTS:

ACC Committee—Jo Myatt stated there hadn't been a meeting since November. There are inquiries from two property owners about building homes; one on San Juan and one on Loma Linda. Curt Grindal said the committee will spend time at the next meeting reviewing the newest ACC policy. Don will send a template of the policy format to Curt.

FireWise Committee—Al Myatt provided notes from the latest L.L. FireWise meeting with updates on local and community FireWise events which have also been posted on the Bulletin Board. The Board agreed to have Don post specific documents from this presentation (pages 1, 2 &4) on the HOA website. A suggestion to have a Wildfire preparation day within Loma Linda in the future was made.

Metro District—A report on the signage project approved by Colorado Roads and Bridges was submitted. Sign #1: *National Forest Service Access* (with arrow pointing south) placed at entrance, Sign #2: *No Discharge of Firearms Allowed in Loma Linda Subdivision* placed at our entrance, Sign #3: *No Motorized Access to National Forest* placed at our entrance and at the Eight Mile Loop/Winterwood Place area.

6. OLD BUSINESS:

a) Collection Lien Policy—This policy pertains to home/property owners with late or unpaid dues and the actions to be taken by the HOA. There were no objections received from the web posting. A motion to accept this policy as presented was made by Bill Trimarco, seconded by Don Haywood, and approved by a vote of Bill-Yes, Don-Yes, Mark-Yes. Discussion: Don will direct the CPA to send those on the late/unpaid list a notice about the new policy before implementing fines. We were reminded that property owners who are in arrears cannot serve on a committee and cannot vote in elections. A

motion to implement the new policy as of May 31, 2019 was made by Bill Trimarco, seconded by Don Haywood, and approved by a vote of Bill-Yes, Don-Yes, Mark-Yes.

b) Annual Members Meeting—Doug Purcell, of the C.P.W., or one of his associates will attend our meeting to present information to the membership. A motion to select Sunday, July 21st for the meeting, with the time and place to be determined, was made by Mark Douglass, seconded by Don Haywood, and approved by a vote of Mark-Yes, Don-Yes, Bill-Yes. Discussion: Several locations were discussed. Bill will check on the having a catered event at the Community Center; Mark will check with Edgar at Chavalos who would provide a Taco Bar. Any Bylaw changes to be presented at the meeting for a vote need to be discussed and documented. This will be added to the May meeting agenda. At the members meeting, minutes of the last members meeting on July 15, 2018 need to be read and approved.

7. NEW BUSINESS:

a) **Mail Station Maintenance**—1) Mark contacted Charles Birkhead who will, at no charge, secure the loose posts by setting them deeper into the ground. 2) There was discussion about the need to repair the area between the concrete block wall and the boundary fence (northwest corner) that tends to pool from runoff because the foundation wasn't correctly built. It was decided to monitor the issue, but not to take action until warranted.

8. The next Board meeting will be Monday, May 13th at 6:00 pm at the Ross Aragon Community Center.

The meeting was adjourned at 7:01 PM.

Sharon Jennings/Recording Secretary
Approved as recorded May 13, 2019