

**Loma Linda Subdivision Homeowner's Association
Minutes of the Board of Director's Meeting
Ross Aragon Community Center
May 13, 2019**

Directors present: Mark Douglass, Bill Trimarco, Don Haywood

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

1. Mark Douglass called the meeting to order at 6:04 PM.
2. A motion to approve the April 8, 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:

Peggy Beach asked about mosquito dunks which the HOA has provided in the past to homeowners. Bill Trimarco will check on the cost so they can be purchased by the HOA. Don Beach questioned how the industrial metal building set up on San Juan made it into the subdivision. Curt Grindal checked the wording on the CC&Rs which state buildings must be in 'harmony' with the surrounding area. The ACC will review the original plans submitted by the property owner and report back in June. In addition, unused cement was dumped in a culvert by the street.
4. Treasurer's Report: Don Haywood distributed and reviewed the financial reports through April 30th. Operating account: \$ 37,172.63, Reserve fund: \$ 22,593.94. A motion to accept the 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 confirmed with the CPA that the fee under "Dues and Subscriptions" was for the annual DORA registration for our HOA.

COMMITTEE REPORTS:

ACC Committee—Jo Myatt stated there two items had been approved for property owners: Garden and Chicken Run for the Smith's on Saddleback; extension of building timeline for the Dorenkott's. A question was raised about a junked car sitting on a lot on Saddleback. Curt had already spoken with the renters of the home who were waiting for it to be towed away and with tow companies. It was recommended that any complaints be made in writing to the HOA Board.

FireWise Committee—Peggy is still waiting for the new FireWise Community signs. She said the chipper program and mitigation cost-share program will be set for the end of summer so property owners can start collecting 'slash'. Bill reminded us that funds may be short so property owners should start early and submit forms early to try and ensure reimbursement. Peggy will post a reminder notice on the bulletin board at the mail station. Al Myatt reported that the Wildfire Preparation Day at PLPOA went smoothly. They had a good turnout of volunteers and several property owners were assisted with mitigation efforts.

Metro District—Bill Trimarco relayed a report that one of the signs to be placed at the Loma Linda entrance was going to be rather large (2' x 3') because of the required wording. Don Haywood will check with Dave Parker of the Metro District about the wording. In addition, the sign being placed at Winterwood would be moved to a location well before the Winterwood entrance rather than right at Winterwood so visitors don't end up at the end before noticing the warning.

6. OLD BUSINESS:

- a) Collection Lien Policy—Don gave a list of property owners with delinquent dues to the Board. The CPA has already sent out letters to this group (about 24 on the list).

b) Annual Members Meeting—Due to a Bylaws requirement, it was necessary to move the annual meeting to August 17th from 2:00pm-5:00pm. It will be held at the Community Center in the South Conference Room (Senior Dining Room) and will be catered by Chavalos Restaurant. Doug Purcell will be contacted about the date change to ensure he can be there to speak about 'Living with Wildlife'. Members of C.P.W. who attend will be invited to stay for the dinner; their meals will be paid for out of HOA funds.

7. NEW BUSINESS:

a) **Nominating Committee**—A motion to accept Peggy Beach, Jody Gallimore, Mike Moser, and Jim Lesch as members of the nominating committee for the upcoming board of director's election was made by Mark Douglass, seconded by Bill Trimarco, and approved by a vote of Mark-Yes, Bill-Yes, Don-Yes. Mark will supply the phone numbers of the committee to Peggy. Peggy will check with these members to decide who will act as chairman and whose specific email address and/or phone number should be sent to the membership. Mark Douglass will then send the committee chairman's contact information out to the membership. The committee was reminded that they can call homeowners for their interest in running for a board position or wait for interested homeowners to contact the committee.

b) **Weed Control**—1) Curt explained there was a new 50/50 cost-share program available through the County and the San Juan Conservation District to mitigate noxious weeds from subdivision properties based on a newly instituted County ordinance that went into effect this year. They will spray, the homeowner can spray using County-approved chemicals, or a contracted spraying service can spray. Curt wrote a comprehensive letter of instruction for property owners and included the Noxious Weed Management Plan form and the Cost Share Reimbursement form. Additional wording will be added to the cover letter detailing approved alternative methods of treatment and contact information for Ethan Proud, the Archuleta County Weed and Pest Supervisor; Bill will send the correct verbiage to Curt. In addition, information to clarify that reimbursement will take place after completion and submission of the proper forms will be included. Don will post these documents on the website and Mark will send a notice to all property owners.

2) Curt and the ACC reiterated that originally forty-one properties were found to be infested with noxious weeds within the subdivision; presently all have been cleared except for five lots. Three separate fine letters (\$25, \$50, \$50) were sent to these property owners. Curt found out from Ethan Proud (through the County Attorney) that the HOA Board can authorize Weed Management to access violating lots. A complaint filed by an HOA resident can spur the County to exercise their right to treat non-compliant lots. It was deemed necessary to find out specifically what the HOA can do to get the County involved so that any action was based on the County's legal effort and not put the HOA into jeopardy. Then the HOA and ACC can draft a letter and have the CPA send an invoice covering the fines to these property owners. Curt will send the names of the property owners to Don Haywood. First, the Board needs to follow up on the County's position and how to enforce it. Mark is willing to go with Curt to speak with the County on this issue. The County website, which has the rules listed, should be reviewed. Don Haywood will send this information to the Board so all are aware of the process.

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

The meeting was adjourned at 7:10 PM.

Sharon Jennings/Recording Secretary

Approved as written June 10, 2019