

**Loma Linda Subdivision Homeowner's Association
Minutes of the Board of Director's Meeting
Ross Aragon Community Center
June 10, 2019**

Directors present: Mark Douglass, Bill Trimarco, Don Haywood

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

1. Mark Douglass called the meeting to order at 6:00 PM.
2. A motion to approve the May 13, 2019 minutes as written 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: Sharon Jennings asked about going out for quotes from the three local trash and recycling services to cut down on individual costs and cut down on the number of trucks in the subdivision. It was deemed best to try a Facebook inquiry of residents to get their opinion.
4. Treasurer's Report: Don Haywood distributed and reviewed the financial reports through May 30th. Operating account: \$ 38,895.95, Reserve fund: \$ 22,593.55. 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: The lien filing fee is charged to the homeowner for having to file a lien on their property.

COMMITTEE REPORTS:

ACC Committee—Jo Myatt reported on recent approvals. 1) Approval was given to Tom Winterland on Loma Linda Drive to reposition a garage to be built. An existing variance, previously requested and approved, is no longer necessary. 2) Approval was given to Catherine Riddell for chain link and wooden fencing. 3) Approval was given to Mark Roberts on Twilight to build an unattached garage on his property.

Items brought into question at a prior meeting were discussed: 1) A metal building erected on San Juan Drive was reviewed and found to be previously approved by the ACC; no restrictions exist indicating they are not appropriate in the subdivision. 2) A wrecked car stored on Saddleback has been towed off the property.

A question was raised about the pond being dug at the Myatt's property on Loma Linda Drive. A motion to consult with the HOA attorney about our responsibility with regard to the State water law and to contact PAWSD about water usage was made by Bill Trimarco, seconded by Don Haywood, and approved by a vote of Bill-Yes, Don-Yes, Mark-Yes. Discussion: The homeowners reported the pond was previously approved in August 2018 by the ACC. A question was raised as to whether it was approved by the Colorado Water Resource Board and if the HOA was liable in any way if it was built. Bill will draft the question to ask the lawyer and send to the Board for review prior to contacting the lawyer. Don would then contact the lawyer; Mark will make contact with PAWSD about the issue.

FireWise Committee—Al Myatt reported that the new FireWise Community sign had been installed. He will post pictures at the mail station bulletin board.

Metro District—The Board hadn't heard back on the installation of the various signs.

6. OLD BUSINESS:

a) Weed Abatement-Curt Grindal addressed the requested changes made to the 2019 program documents and forwarded those updates to the Board. The notice hadn't been sent to the homeowners yet. Bill reported that Ethan Proud from the County has been using Bill's lot to test the efficacy of a new

fungus to kill noxious weeds. Curt commented that the 2018 thistle issue was just about taken care of; five lots were left with weed abatement issues. Of those, one has been mitigated and fines paid. Once the fines are paid on the other four, Curt will obtain property owner permission to access the lots and cut down/hoed the weeds.

b) Annual Member's Meeting-The dinner is set for Saturday, August 17th from 2:00 pm – 5:00 pm at the Community Center Senior Dining Room. The room has been reserved and the catered meal scheduled. The caterer does not have a liquor license; property owners may bring their own beer or wine for their meal. Mark spoke with Doug at CPW who is scheduled to speak to us on 'Living with Wildlife'. Minutes from the 2018 meeting will be printed by Don and some copies brought to the meeting for distribution and sharing at the meeting.

7. NEW BUSINESS: None

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

The meeting was adjourned at 6:41 PM.

Sharon Jennings/Recording Secretary

Approved as written July 8, 2019