

Loma Linda Subdivision Homeowner's Association
Annual Member's Meeting
Colorado State University Extension Building
344 Highway 84, Pagosa Springs CO 81147
July 15, 2018

Directors present: Mark Douglass, Bill Trimarco, Don Haywood

Members present: Kent & Sharon Jennings, Wen Saunders, Ed & Beverly Chester, Al & Jo Myatt, Will & Nancy Dunbar, Farrell & Barbara Trask, Curt & Donna Grindal, George & Kim Parkey, Paul & Barb Hanrahan, Anne Farris, Tom & Delores & Lauren Highsmith, Mark & Linda Roberts, Patrick & Monica Amstein, Dean & Susan Dussell, Glenn & Donna Unrath, Bob & Becky Endres, Kevin McDonald, Roger & Judy Puryear, Sandy & Diane Sanford, Bill & Debbie Fredricks, Mike & Elvie Nolan, Peggy Beach, Ron & Julie Wooten, Bill & Nancy Crouse, Sue Wells, Gil Koehler.

Proxies received: Peeler Family Trust, Gene Heskett, Carolyn Thornley, David E Parker III, Barbara Hanrahan, Richard Sautez, Rene Morand, Koehler Family Rev. Trust, Cynthia Muller, Kenneth Ray Marsh, Thomas Weber, Joseph S Vaccaro, Darryl Welch, Melanie Cypher, Brian Reitmeier, Carolle Hunt, Alan C Stanton, Chris Jackson, Carl Chester, Anne Farris, Jon Bradford, Maggie Fischer, Laura Mrachek, Jane Bigler, Kathleen Ireland, George Wesesku, Norbert Lechner, Annie Pack.

Mark Douglass called the meeting to order.

Minutes: A motion to approve the minutes from the member's meetings on August 13, 2017 and December 11, 2017 was made by Mark Roberts, seconded by Gil Koehler, and approved by a unanimous voice vote of the members present.

Open Forum:

- 1) At Bill Trimarco's suggestion we all introduced ourselves and shared which road we lived on.
- 2) Sue Wells thanked the HOA Board, the Metro District members, the ACC committee, and FireWise members for their efforts over the past year.
- 3) Anne Farris made a request for a ride to the Durango Airport.
- 4) Nancy Crouse asked about the status of the P.A. system mentioned during the last member's meeting. (Ans...The venue we had scheduled for this meeting has such a system; due to the unexpected change of locations we ended up without one.)
- 5) Debbie Fredricks asked if the short-term rental issue had been discussed. (Ans...The Board is waiting for the County's determination as the County has to enforce the rules; Loma Linda's CC&R's don't regulate short-term rentals. Discussion: If Loma Linda doesn't allow businesses to be run within the subdivision and if a rental is considered a business wouldn't Loma Linda HOA have a say in controlling them? The Board suggested this issued be tabled until the next Board Meeting. If there are presently any issues with short-term rentals, the Sheriff or CPW should be called.
- 6) Fire restrictions have been lifted in the National Forest, but not throughout the County.

Treasurer's Report: Don Haywood distributed and reviewed the Balance Sheet as of June 30, 2018 and the Profit/Loss Statement. A motion to approve the report was made by Ron Wooten, seconded by Julie Wooten, and approved by a unanimous voice vote of the members present.

ACC Committee: Jo Myatt reported on the past year's building activity and that Thistle removal letters had been sent to property owners with this weed problem. Bill Trimarco noted that the Metro District would be doing roadway spraying for weeds and that he would contact them to include the Winterwood right-of-way easement.

FireWise Committee: Al Myatt reported on the status of the 416 Fire and the Falls Creek mitigation efforts. He said that the lightning strike fire on Loma Linda private property was quickly responded to by the Fire Service. Al reviewed the last year's FireWise activities, said a FireWise newsletter was being considered, and that a new FireWise bulletin board was being planned for the mail station area. A community chipping day is being scheduled for August. Contact Peggy Beach if you want your property added to the chipper's list. A 50/50 cost-share arrangement applies (property owner pays the chipper and submit a copy of the invoice to the HOA who will then reimburse half of the cost to the property owner). A display of handouts was made available to all members.

Bill Trimarco is available to do a site mitigation review for any property owners who request it.

Metro District: Glenn Unrath reported that roadway weed spraying, road maintenance, and Mag Chloride application were being scheduled. A question was asked if the roadsides could also be cut of weeds.

Bylaws: Don Haywood distributed the written amendment to Officers Election to the Board details updating Page 4 to "begin serving January 1" and Page 6 to "change the election to January". A motion to accept these changes was made by Sue Wells, seconded by Glenn Unrath, and approved by a unanimous voice vote of the members present.

Nominating Committee: Peggy Beach reported that two nominations, Curt Grindal and Bill Trimarco, were received for a three-year seat on the Board. The Nominating Committee will run the Election. The CPA will coordinate a mail-out ballot to all members. A motion to appoint the CPA as the third-party to count the returned ballots was made by Sue Wells, seconded by Nancy Crouse, and approved by a unanimous voice vote of the members present.

Old Business: None

New Business: None

The meeting was adjourned at 3:20pm and everyone moved on to enjoy a catered luncheon.

Mark Douglass took a moment to thank all of the committees working on behalf of the HOA:

FireWise: Al Myatt, Peggy Beach, Bill Trimarco

Architectural Control: Jo Myatt, Eric Smith, Curt Grindal

Metro District: Glenn Unrath, Dave Parker

Nominating Committee: Peggy Beach, Barbara Trask, Dave Parker

Sharon Jennings

Recording Secretary

Minutes approved as recorded...August 17, 2019