

ACC Minutes
Loma Linda Subdivision
April 15, 2019

The meeting was called to order by Chairperson Jo Myatt at 6: 04m at Jo Myatt's residence. In addition to Jo, attendees were Nancy Dorenkott and Curt Grindal.

Draft minutes from the November 12, 2018 meeting were reviewed and approved and will be submitted by Jo for posting on the website.

Under old business the committee reviewed two items.

1. Curt Grindal reviewed the 2018 Weed Control efforts in which letters were sent to 41 property owners asking them to control noxious weeds on their property as per a site survey completed in June, 2018. Of the 41, all but 5 reported follow-up action over the course of the summer. Consistent with our HOA Policy for Covenant & Rule enforcement, a series of 4 letters were forwarded to the owners resulting in a \$125 fine for each non-compliant property. With weed season about to begin, Curt suggested, and the committee agreed, a letter be drafted to each of the 5 non-compliant property owners requesting they forward the fine amount to Ethan Proud, Supervisor of Archuleta County Weed & Pest Department to spray their property in 2019. As this fine is an assessment, the above cited action plan will be reviewed with HOA Board prior to sending the letter.
2. Jo Myatt suggested we review again the draft Property Owner Violation Complaint Form she prepared in 2018. The committee agreed that ACC Policies & Procedures should be established around this issue prior to adopting a specific form. Jo pointed out a property owner has formerly complained about the wrecked red car that sits at the end of the driveway at 200 Loma Linda Dr near the entrance of the subdivision. This car has not moved since the summer of 2018. Curt Grindal volunteered to stop by and visit with the resident renting this property in an effort to resolve this complaint.

Under new business, the committee reviewed three items.

1. Eric Smith, 855 Saddleback Dr, requested approval for an electric fence for a proposed garden area and a livestock fence attached to his existing barn. The committee inspected sketches provided by Eric and approved both items.
2. Ken & Nancy Dorenkott, 45 La Tierra Ct, requested an extension for their new home construction now underway. From a plat showing the lot outline and new home location, Nancy also pointed out proposed propane tank location and a proposed board fence along the southern border of 45 La Tierra Ct. Nancy, being a member of the ACC, abstained from voting. Jo and Curt voted to approve the extension as well as the board fence and location of the propane tank.
3. The committee discussed ACC Policies & Procedures. While everyone is in agreement that these procedures would be advantageous, actually picking issues around which procedures should be written and writing them is a significant task. Curt agreed to contact Don Haywood for input. The committee agreed to consult with the HOA Board regarding retaining legal counsel to advise the ACC on scope and direction for putting ACC Policies and Procedures in place consistent with our existing CC&R's.

The meeting was adjourned at 6:57 pm.