

Loma Linda Subdivision Homeowner's Association

Board Meeting Minutes

July 8, 2019

Ross Aragon Community Center

The meeting was called to order at 6:04 pm by Mark Douglass.

Directors present: Mark Douglass, Bill Trimarco, Don Haywood

Members present: Sharon Jennings, Nancy Dorenkott, Al and Jo Myatt, Curt Grindal, Peggy Beach, Cathy Riddell

A motion to accept the minutes of the June 10, 2019 Board meeting was made by Bill Trimarco, seconded by Don Haywood and approved by a vote of Mark-Yes, Don-Yes, Bill-Yes.

Treasurer's Report: Don Haywood distributed and reviewed the financials as of June 30th. Operating account: \$ 37,387.27; Reserve fund: \$ 22,594.07; Total Assets: \$ 66,727.77. A motion to accept the reports as presented was made by Bill Trimarco, seconded by Mark Douglass, and approved by a vote of Mark-Yes, Bill-Yes, Don-Yes. Discussion: 1) Don explained that the Receivables figure (unpaid dues) would be payable as a lien against the property when sold so eventually we would expect to recoup all unpaid dues and fees. 2) Don will confirm with the CPA if the Directors and Officers Liability insurance renewal has been received and paid. 3) The Board will research whether it is feasible to transfer some of our excess funds into an interest bearing account; our balance may not make it worth the effort. There is a policy on investing reserves.

COMMITTEE REPORTS—

Architectural Control Committee: Jo Myatt distributed her report as of July 8th which included seven residential requests and other notices. A complaint was received by the ACC from a resident regarding a large sign on a lot which seemed to be advertising for the builder. The ACC will contact the builder to find out when construction activity will begin. Per the CC&Rs home builders have twelve months from the date of the first construction event (usually breaking ground) to finish construction, not from the date of the ACC application to build. A policy addressing signage is being created/modified by the committee. Complaints may be sent directly to the ACC committee or to the Board.

Curt Grindal noted that the 2019 weed letter packet the Board had reviewed has still not been sent to property owners. An email from the County Weed and Pest department was received. No additional fine payments have been received by the HOA.

Don Haywood said the ACC and Metro District should be aware that Realtors have begun advertising property on Winterwood which has no road and no utilities in place. Inquirers should be informed.

FireWise Committee: Peggy Beach will prepare a notice to homeowners that a Chipping Day is expected to be scheduled in August or September. There are limited funds available for partial reimbursement. Changes to the program are in progress.

Nominating Committee: Peggy Beach said no responses had been received from property owners wishing to be considered for officers for the 2020 year. The committee can call anyone they feel might be interested. The open position for 2020 is the office of the president which goes into effect January 1, 2020 though the election will take place at the August 2019 Annual Member's meeting.

OLD BUSINESS—

Weed Control: There is a wait list for Loma Linda property owners wishing to have the County spray their property. Homeowners can hire private firms to spray or do the mitigation themselves, but properties must be mitigated one way or the other. It was suggested that the ACC review properties again this year and report properties in violation to the County rather than send out letters.

Annual Members Meeting: The date, location, and meal are confirmed: Saturday, August 17th 2:00-5:00pm, Community Center dining room. Bill volunteered to prepare a flyer for the Board's review by July 17; Mark will email to all property owners. RSVPs will be requested to the Loma Linda Gmail account by August 7th for the caterer's headcount. The flyer will be resent by email two weeks prior to the RSVP-by date.

ACC/HOA Liability: The HOA lawyer responded to Don's inquiry and stated that the homeowner is responsible for ensuring adherence to regulations and codes pertaining to building any structure, not the HOA Board or the ACC though it is prudent to ask if permits and plans have been submitted. Discussion: To reduce the HOA/ACC liability on issues such as this, a written statement could be requested from the homeowner and/or have a standard disclaimer added to the ACC application. Don will forward necessary sections of the lawyer's response to the ACC committee so they can modify the ACC application. Should the ACC approve an application, but receive a complaint or objection about it later, it is not the ACC or Board's responsibility to try and stop a building activity which is why a disclaimer is important.

NEW BUSINESS—

ACC Policies and Procedures: As a follow-up to the ACC/Board work session, Don Haywood shared that in the late 1990's and early 2000's the ACC use their interpretation on building dwellings which didn't always correspond to what was in the CC&Rs. Since the ACC is a committee of the Board, ACC policies should be treated similar to those of the Board. The Board would advise homeowners that the ACC will present a policy to members for comment. After a 30-day comment period and after any required updates are made, the Board will adopt the policy. A prior lawyer's instruction on adopting rules and regulations reiterated that the Board should have that authority. It was suggested that the ACC have regularly scheduled meetings (such as prior to each Board meeting) and that the Board have a liaison with the ACC committee. Nancy Dorenkott recommended that the draft policy they are currently working on be submitted first to the Board for review and then disbursed to the membership. They have made changes that were not part of the sample policy. A reminder was given that amendments to a policy can be made after adoption as facts and situations change. For homeowners without computer access, the updated ACC application forms will be available at the mail station and/or an ACC member contact phone number so the ACC can mail the needed document out. Bill suggested the sample and draft policies be reviewed and an agenda item be added for a future meeting so the Board would update and approve it for posting and member comment. A work session between ACC and Board may be needed to work out any issues. Jo distributed a sample of their policy to the Board and will email a WORD doc of that draft to Don.

Annual Meeting Agenda: An agenda item will be added to the member's meeting reminding homeowners that any questions, experiences, concerns, and even positive comments about work being done by any committee can be written out and emailed at any time to the Board or dropped into the suggestion box at the meeting.

Next Board Meeting: August 17th at 1:30pm prior to start of Annual Member's meeting.

Sharon Jennings/Recording Secretary

Approved as recorded September 9, 2019