

## Loma Linda Subdivision Homeowner's Association

Board Meeting Minutes

September 9, 2019

Ross Aragon Community Center

The meeting was called to order at 6:01 pm by Bill Trimarco.

Directors present: Bill Trimarco, Don Haywood

Members present: Sharon Jennings, Jo Myatt, Peggy Beach, Cathy Riddell, and a Visitor who did not sign in.

The resignation of Board president, Mark Douglass, was announced as effective August 17, 2019. A motion to appoint current vice president, Bill Trimarco, as interim president was made by Don Haywood, seconded by Bill Trimarco, and approved by a vote of Don-Yes, Bill-Yes.

A motion to accept the minutes of the July 8, 2019 board meeting and the August 17, 2019 special board meeting was made by Don Haywood, seconded by Bill Trimarco and approved by a vote of Don-Yes, Bill-Yes.

Homeowners Open Forum: No items presented.

Treasurer's Report: A motion to approve the July Financial reports which Don Haywood presented at the August 17, 2019 Annual Members meeting was made by Bill Trimarco, seconded by Don Haywood and approved by a vote of Bill-Yes, Don-Yes. A motion to approve the August Financial reports distributed and reviewed by Don Haywood was made by Bill Trimarco, seconded by Don Haywood, and approved by a vote of Bill-Yes, Don-Yes.

### COMMITTEE REPORTS—

**Architectural Control Committee:** Jo Myatt reported that the committee approved three property events at their last meeting; a gate installation, tree removal, and a garage storage building. ACC meetings are regularly scheduled on the first Monday of each month. The ACC minutes can now be sent to the LL HOA email. The Board confirmed that items brought up at an ACC meeting that were not on that meeting's agenda should be tabled and added to the agenda of the next ACC meeting or, if urgent, at a special ACC meeting called for that purpose.

**FireWise Committee:** Peggy Beach said nine properties participated in the August 23<sup>rd</sup> chipping day. She submitted the bill for the partial reimbursement; the check from that will be sent to the CPA. She mentioned that prescribed burns are being scheduled in the Pagosa Springs area. Peggy noticed that a large pine tree on a slope on the edge of a driveway on Saddleback looked precarious with its primary root structure exposed and the ACC was asked to look at the tree and determine if it was a Metro District issue or if the property owner should be made aware of a potential tree-fall problem.

### OLD BUSINESS—

**Policy Regarding Procedures for ACC:** As no member comments had been received after online posting of the policy, a motion to formally adopt the Policy Regarding Procedures for Adopting Rules, Regulations, and Standards by the ACC was made by Don Haywood, seconded by Bill Trimarco, and approved by a vote of Don-Yes, Bill-Yes.

NEW BUSINESS—

**Annual Members Meeting:** Bill Trimarco reported that Cathy Riddell was the single nominee for the 2020-2022 director board position and she was elected by acclamation. Don Haywood gave a review of the meeting, attendees, an ACC-issue discussion, the financial report overview, and the nice evening meal.

**Interim Director:** A motion to appoint Catherine Riddell to serve the unexpired term of a vacant board seat as an interim director was made by Don Haywood, seconded by Bill Trimarco, and approved by a vote of Don-Yes, Bill-Yes. Cathy answered in the affirmative when Bill asked if she was familiar with the HOA Bylaws and CC&Rs and was willing to uphold these covenants. Cathy was welcomed and invited to join the board table for the balance of the meeting.

**Interim Vacant Officer Seat:** A motion to appoint Cathy Riddell as vice president for the remainder of the year, September through December 2019, was made by Bill Trimarco, seconded by Don Haywood, and approved by a vote of Bill-Yes, Don-Yes.

**Residential Signs:** Bill Trimarco noted that some reflective address number signs purchased by the Board years ago for every lot, even vacant lots, may be incorrect once the actual driveway is determined by the County and numbered. He proposed using existing HOA funds to replace incorrectly numbered signs as property owners build and are assigned a street address. The current stock of signs is stored by Glenn Unrath. A motion 1) to send an email to all property owners and 2) for the long-term have it posted on the website that homeowners can request a new sign from the Board was made by Don Haywood. FireWise will create a notice to homeowners encouraging those with old, non-reflective signs to request new signs as an important assist to first responders; she will send such notice to the HOA email and to Don. For budgetary purposes the costs will be put under 'Grounds Keeping'. Glenn Unrath will be informed that a new sign will be purchased for the homeowner in question.

**ACC Noxious Weed Enforcement:** After conferring with Ethan Proud, the County Weed & Pest person, Bill Trimarco was told they don't have the staff to handle all of the complaints and property reviews being received. It was suggested that our ACC maintain responsibility for identifying, notifying, and issuing fines to non-compliant Loma Linda property owners. The Board commended the ACC for the successful outcome of the 2018 weed program and felt that more could be done at the ACC/HOA level than relying on the County program. The ACC was asked to identify the four non-compliant lots from 2018 and if they haven't been cleared an additional letter with fines should be sent. If no action, these will be reported to the HOA Board who will follow the process of placing a lien on the property. The ACC should contact former member, Curt Grindal, on the progress made during their 2019 property review. No violator letters were sent in 2019, but may need to go out now. Don volunteered to write up a draft policy for the ACC to review on how to enforce the Bylaws and CC&Rs dealing with noxious weeds; it will include contacting the County if a property owner continually refuses to comply with mitigating or treating their property. It will also include more concrete procedures as to when the initial, general weed notice should be sent and approximate dates of when plants are identifiable and when they should be treated. Once the ACC adopts the proposed policy it will be posted for 30-day member comment, presented for Board approval, and then officially adopted by the ACC.

Meeting adjourned at 7:25 pm. Next Board Meeting: Monday, October 14, 2019 at 6:00pm, West Conference Room of the Ross Aragon Community Center.

Sharon Jennings/Recording Secretary

Approved as corrected October 14, 2019