

Loma Linda Subdivision Homeowner's Association

Board Meeting Minutes

October 14, 2019

Ross Aragon Community Center

The meeting was called to order at 6:02 pm by Bill Trimarco.

Directors present: Bill Trimarco, Don Haywood, Cathy Riddell

Members present: Sharon Jennings, Al and Jo Myatt, Nancy Dorenkott, Peggy Beach, Bruce and Alison Peeler.

A motion to accept the minutes of the September 9, 2019 board meeting as corrected was made by Don Haywood, seconded by Cathy Riddell, and approved by a vote of Don-Yes, Cathy-Yes, Bill-Yes.

Homeowners Open Forum: Sharon noticed that the stop sign on south Loma Linda at Saddleback was bent and twisted. The Metro District will be contacted and asked to fix the post and sign. She also stated that she was given possession of the can of urethane that is to be used on the bench in the mail station by Mark Douglass before he moved.

Treasurer's Report:

a) Don Haywood distributed and reviewed the Profit & Loss Statement, Balance Sheet, and Budget versus Actual report as of the end of September. It was reiterated that the Landscaping and Grounds Keeping costs covered the approved cleaning out and trimming of the front entrance area. The HOA Operating account is at \$35,277.10 and the Reserve fund is at \$22,595.78. A motion to approve the financial reports as prepared was made by Cathy Riddell, seconded by Bill Trimarco, and approved by a vote of Cathy-Yes, Bill-Yes, Don-Yes. Nancy Dorenkott/ACC asked which resident paid their noxious weed fine. Don will check with Trisha/CPA or the ACC can check with Curt Grindal to see if that's in his records.

b) An invoice was received from the Metro District for the HOA's half of the cost of the storage locker on Highway 84. Our share from 2015 is between \$500 and \$800. Don will confirm with Trisha/CPA if the HOA has paid anything during that period. Costs were included in the budget so the invoice will be paid once the amount is verified.

COMMITTEE REPORTS—

Architectural Control Committee:

a) Jo Myatt reported that the committee has prepared a draft of the rule regarding approved signs and billboards within the subdivision. She confirmed with the Board that the 30-day required timeline for posting and property owner comment starts on the date the draft policy is posted on the website. The HOA Board will review and comment at the November meeting before the final approval at the ACC meeting in December. Jo will send the document directly to Don, he will correct any spacing or format issues, and post of the website. In response to a question on political signs, the ACC said those are based on government and county regulations and not created by the ACC.

b) Jo reported that a noxious weed letter is ready to be sent. Originally thirty-eight lots were non-compliant, but this has been reduced to thirteen property owners who will receive \$25 fine letters. Don will provide the ACC with a list of the 2018 non-compliant property owners and those on that list who paid the 2018 fine.

FireWise Committee: Peggy Beach distributed the Wildfire Adapted Partnership October News Bulletin which needs to be posted or emailed to all property owners. It includes a request that each property owner email or call Peggy with the work hours spent on mitigation efforts throughout this year. She also reported that the Chipper Rebate was sent to our CPA, but it hasn't yet been distributed to the participating residents.

Metro District: No report received.

OLD BUSINESS—No business to be addressed.

NEW BUSINESS—

- a) 2020 HOA Proposed Budget: Don distributed a worksheet and the Board reviewed the past categories and budgeted and actual amounts and suggested proposed figures for 2020. Comments included changing the Socials amount to handle increases in room rental costs, doubling the Donation to the W.A.P. (formerly Fire Wise) which was requested by Peggy Beach, a small increase to insurance expense, adding the cost for the off-site Document Storage facility, and slight increases to other expenses. Mail Shed Maintenance was removed from the Reserves figure. \$5,000 was added for Perimeter Fence Repair to make it wildlife friendly. Bill thought we might be able to file for a 'Helping Hands' grant for assistance in this area. A motion to accept the proposed budget was made by Bill Trimarco, seconded by Don Haywood, and approved by a vote of Bill-Yes, Don-Yes, Cathy-Yes. Don will make all agreed changes and forward to Board members for review.
- b) ACC/BOD Relationship: Don read from the Bylaws Article IX on Committees and referred to the CC&Rs Article VI "ACC". He revealed two issues: 1) The ACC needs 'three or more representatives' in order to operate. 2) ACC Building regulations must be published.
- c) ACC Suggested New Policies: Don volunteered, if authorized by the Board, to work with the ACC to help put together and write up necessary policies/procedures and help set priorities as to which policies are most important and should be dealt with first. As an example, Don said the Loma Linda Application form for property improvement needs to include more detailed information. The existing ACC members said they would appreciate the guidance. A motion to authorize Don Haywood to work with the ACC committee in accordance with the existing Board policy on developing policies, dated September 10, 2019 was made by Bill Trimarco, seconded by Cathy Riddell, and approved by a vote of Bill-Yes, Cathy-Yes, Don-Yes. Potential ACC candidates, who may be interested in serving, should be suggested and names submitted.

Next meeting date is November 11, 2019 at 6:00pm at the Ross Aragon Community Center meeting room

The meeting was adjourned at 7:16 pm.

Sharon Jennings/Recording Secretary

Approved at the November 11, 2019 BOD meeting as recorded