

## Loma Linda Subdivision Homeowner's Association

### Board Meeting Minutes

November 11, 2019

Ross Aragon Community Center

The meeting was called to order at 6:00 pm by Bill Trimarco.

Directors present: Bill Trimarco, Don Haywood, Cathy Riddell

Members present: Sharon Jennings, Al and Jo Myatt

A motion to accept the minutes of the October 14, 2019 board meeting as recorded was made by Cathy Riddell, seconded by Don Haywood, and approved by a vote of Cathy-Yes, Don-Yes, Bill-Yes.

Homeowners Open Forum: 1) Sharon said the Board was welcome to meet at her home during the winter when road conditions are bad rather than having to drive into town. 2) Jo suggested the ACC should have a phone listing of residents so they could be called in case of emergency. There had been an old list provided by FireWise, but it would need to be updated. Creating a phone tree was another idea. Al was asked to contact Peggy Beach on FireWise to help with updating the list.

#### Treasurer's Report:

Don Haywood distributed and reviewed the Profit & Loss Statement and Balance Sheet as of the end of October. Operating Account total: \$34,349.91, Reserve Fund total: \$22,596.35. A motion to approve the financial reports as prepared was made by Bill Trimarco, seconded by Cathy Riddell, and approved by a vote of Bill-Yes, Cathy-Yes, Don-Yes.

Bill noted that an extra cleaning fee of \$25 would be charged for use of the Community Center for today's meeting because it was a holiday.

#### COMMITTEE REPORTS—

**Architectural Control Committee:** Jo Myatt reported that the committee had a meeting on October 4<sup>th</sup>. Three property improvement applications had been received and acted upon. Fine letters were sent for noxious weed violations and one letter was sent for a possible CC&R violation (too many structures on a property; metal roof over stacked wood pile).

**FireWise Committee:** Al said three FireWise packets were given to new residents. It was noted that the FireWise committee acts as an unofficial welcoming committee.

**Metro District:** No report received.

#### OLD BUSINESS—

a) The 2020 budget that was adopted by the Board at the October meeting had been posted on the HOA website for 30 days and no property owner comments had been received. A motion to approve the final budget was made by Don Haywood, seconded by Cathy Riddell, and approved by a vote of Don-Yes, Cathy-Yes, Bill-Yes. Don will forward a copy of the approved budget to the CPA.

b) Don noted that according to Article 6 of the CC&R the ACC committee should be comprised of three or more members. Bill stated that the Bylaws don't specify a minimum number and suggested efforts be made

to get more volunteers on the committee; as it is, it is not illegal and the committee should keep functioning as they are. Don gave a proposal on how the committee could keep operating without three members, but the need for it was then rejected. Bill stated the Board would have to handle any ACC appeals filed by residents. He reminded all committees that decisions, business, etc. needed to be done in a public meeting rather than through email or phone conversations; committee work sessions are acceptable as long as they are posted and open to the public.

c) Don presented a summary of the work he has been doing with and for the ACC and submitted a draft of policies to the Board; the intent is to define the standards so that future interpretations have printed procedures in place on which to refer.

1) Signage--The policy is finished and approved.

2) Definition of a Building versus Structure--Some examples mentioned: Propane fencing=structure, wood pile cover=structure, loafing shed=building, dog house=structure

3) Create a list of home maintenance functions that do not require an ACC application or approval. Some examples mentioned: Restaining=standard maintenance/no ACC requirement, Repainting=standard maintenance/no ACC requirement, Changing a Roofline=ACC application/approval required, Home additions=ACC application/approval required.

4) A house must be constructed before other outbuildings. Standards require a 'dwelling'.

5) A construction timeline should be adhered to (an end date from the original or revised ACC approval date should be included).

6) The ACC property owner application form should be updated.

7) The term "in harmony..." needs to be defined. Cathy will look for examples of similar statements from other HOA's.

8) Documents should all be consistent. A work session with the Board and ACC can be scheduled. The Board complimented Don on the work he has done to standardize procedures and set policies.

#### NEW BUSINESS—

a) A holiday or spring gathering was discussed with having a speaker at the event; a mid-January event consisting of hors d'oeuvres and desserts and maybe a white elephant exchange would be fun. Cathy will head up the committee. This will be tabled until the next Board meeting.

b) Director Haywood received a notice of non-compliance from the ACC regarding a structure over his firewood pile. ACC was stating it was a fourth building and precluded by the CCRs. Don recused himself from the Board's discussion as he's a party to the issue. He had recently submitted an application for having added a roof over his wood stack instead of using a tarp. The Board made an appeal to the ACC to reconsider their complaint about it being a fourth building. A motion to make a final determination that the wood pile cover is a structure rather than a building, and not subject to the three building property limit, was made by Bill Trimarco, seconded by Cathy Riddell, and approved by a vote of Bill-Yes, Cathy-Yes. The ACC will discuss this at their next meeting; Jo said the ACC wants to comply with what the Board decides and agrees upon.

Next meeting date is December 9, 2019 at 6:00pm at the Ross Aragon Community Center meeting room.

The meeting was adjourned at 7:26 pm.

Sharon Jennings/Recording Secretary

Approved as corrected herein at the December 9, 2019 meeting