

Loma Linda Subdivision Homeowner's Association

Board Meeting Minutes

December 9, 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, Peggy Beach

A motion to accept the minutes of the November 11, 2019 board meeting as corrected 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) Al Myatt suggested that all homeowners be notified NOT to push snow onto the county road or onto private property (like across the road); homeowners would need to contact their commercial snow plow/blower with this requirement. Al was asked to contact Dave Parker of the Metro District. 2) Bill Trimarco heard a complaint from a homeowner because we were not having a holiday social (see Old Business for additional details).

Treasurer's Report:

Don Haywood gave the most recent outstanding receivables report to the Board members; he also distributed and reviewed the Profit & Loss Statement and Balance Sheet as of the end of November. Operating Account total: \$34, 174.25, Reserve Fund total: \$22,596.93. A motion to approve the financial reports as submitted was made by Cathy Riddell, seconded by Bill Trimarco, and approved by a vote of Cathy-Yes, Bill-Yes, Don-Yes. Discussion: The category "Rental Expense" covered the shared cost of the storage unit used by both the Metro District and the HOA (it contains past documentation and property address signs).

COMMITTEE REPORTS—

Architectural Control Committee: Jo Myatt reported that the committee approved a request to repair a firewood storage structure. They also approved the Signs and Billboards Regulation pending HOA approval. She reported the committee had fifty-six property inspections showing obvious noxious weeds; after a second inspection they sent out initial warning letters to thirty-three property owners on September 17. Second letters, including notice of fine, were sent to thirteen properties in October. Three responses were received to those letters (one payment in the mail and two appeals). One requested the fine be reversed as it was too late in the season to do anything about them. Don Haywood referred to the Waiver of Fines section of the CC&Rs which shows that the Board has the authorization to waive fines and suggested that Jo advise the property owner to submit a written appeal to the Board. Jo reported that on property was in a tax lien situation (bought by another party); she checked the Archuleta County website to find the new property owner and sent a letter to the address on file, but hadn't received a response nor had the letter been returned as undeliverable. The Board confirmed that the ACC has complied with procedures and there is nothing further they can do, but continue with next steps according to written procedures.

FireWise Committee: Peggy Beach said they had received a copy of the FireWise Certificate for the subdivision and will send a copy to the Board email and Don will then post it on the HOA website. Property owners can get a copy for their personal insurance purposes. She distributed a copy of the Wildfire Adapted Partnership newsletter. The main concern noted was clearing snow from three foot around all fire hydrants. She will forward a map of hydrant locations to Bill Trimarco and he will send email notices to residents on the location of the FireWise Certificate and to request volunteers to adopt a fire hydrant near their property.

Metro District: No report received.

OLD BUSINESS—

a) Winter Social: Cathy is looking at an event around early February and will work with any volunteers to come up with planning. Our insurance agent needs to be contacted about current rules about bringing or supplying liquor; whether the HOA can buy and provide or whether property owners can bring their own. Bill will send an email notice to address the winter gathering and solicit volunteers.

NEW BUSINESS—

a) Policy for Covenant Enforcement Procedure—This policy would detail the process to be followed by property owners or residents who have a complaint about any covenant or procedure. Such complaint needs to be written and submitted to the Board even if made to a committee member first.

b) ACC Procedures discussion—Don brought up a series of letters used in the past the ACC and suggested moving to a set of possible “Fill-in-the-blank” form letters instead, approved by the Board, that ACC could use. Don will work with the ACC to set up needed form letters as part of his ongoing activity with the ACC.

c) Bill submitted a draft policy to the ACC on revising the ACC “structures on a lot” making it more straight forward. Don suggested the ACC refine the procedure which they are currently reviewing and then present it to the Board.

d) A motion to approve the ACC Signs and Billboards policy effective December 10, 2019 was made by Don Haywood and approved by a vote of Cathy-Yes, Don-Yes, Bill-Yes.

Next meeting date is January 13, 2020 at 6:00pm at the Ross Aragon Community Center meeting room.

The meeting was adjourned at 7:07 pm.

Sharon Jennings/Recording Secretary

Approved January 13, 2020 as recorded