

ACC Minutes
Loma Linda Subdivision
December 2, 2019

The meeting was called to order by Chairperson Jo Myatt at 1:04 pm. The meeting was attended by Jo Myatt, Cathy Riddell, and Nancy Dorenkott.

Draft minutes from the November 4, 2019 meeting were reviewed . Nancy made a motion that they be approved and Jo seconded. The minutes will be submitted by Jo Myatt for posting on the website.

In the property owner's forum, there were no new issues raised for discussion.

Under old business, the committee reviewed and discussed two issues:

- a. Loma Linda Subdivision Homeowners Association Architectural Control Committee Adopted Rule, Regulation or Standard Approved Signs and Billboards. Jo advised that she had not received any complaints or request for revisions to this procedure. Nancy made a motion that this procedure be presented to the board for final approval. Jo seconded. Jo will sign the procedure and present to the board and their next meeting. She will also ask that this issue be put on the agenda.
- b. Noxious Weed Letters and responses. Jo summarized that there had initially been 56 offenders of the noxious weed policy. That was reduced to 33 property owners and as of December 2, 2019, 10. Final letters had been sent to the 10 offenders. One individual responded indicating that they would send a check for the fine. Jo will check to see if funds had been received. Another person objected saying that at this time they could not treat the weeds. It was agreed that this objection would be given to the board for a decision. Discussion on this objection was held on this request stating that his lot owner had known previously that the weeds needed to be treated. Jo advised that another lot already had a tax lien on it and therefore an updated address was difficult to obtain. Jo would go to the board to see if she could obtain that.

Under new business, the committee reviewed two items:

- a. 569 Eight Mile Loop: A request was received for maintenance to a firewood structure. Cathy commented that she had seen the structure and it was not offensive. However, a request for maintenance had not been received in a timely manner. Extensive discussion was held on this request as the issue of what is a structure was called in to play in light of compliance with 1) erecting a 4th structure on his property (Article VI, Section 3b, iii of the CC&R's) Nancy provided the county structure definition which states a structure is "Anything constructed, assembled, erected or built on a lot." As this was maintenance to an existing structure, the request was accepted.

- b. Structures Approval Requirements/Structures Allowed on a Lot; in light of the issues raised in the review of the firewood structure at 569 Eight Mile Loop, it was agreed that these procedures needed to be established in order to further define Article VI, Section 3b, iii of the CC&R's. Don Haywood had provided a draft for review. Jo and Nancy agreed that they would work towards finishing their review. Issues that need to be addressed included the definition of a structure, definition of temporary structure as well as maintenance issues. Cathy suggested that perhaps a working meeting to finalize this would be appropriate. It was agreed that the issues of changing of ground level and removal of trees, as those are different Articles in the CC&R's would be addressed separately. It was also agreed that definitions should be in line with the county definitions. Nancy had found the county definitions and would provide to others. Nancy asked that there be definition as to the role of the ACC. Are they to be watch dogs or just to review requests.

- c. Cathy raised the issue of the progress of the home on San Juan where only a steel garage stood. Cathy suggested that perhaps a timeline needed to be established for structures.

The next meeting was set for January 6, 2020 at 1 pm.

The meeting was adjourned at 2:05 pm.