

**Loma Linda Subdivision Homeowners Association**  
**Minutes of the Board Meeting**  
**May 11, 2020**  
**(Via Zoom online conferencing)**

The meeting was called to order at 6:04pm by president, Bill Trimarco.

Directors present: Bill Trimarco, Cathy Riddell, Don Haywood

Members present: Al and Jo Myatt, Lisa Jensen, Mark and Robyn, Sharon Jennings

A motion to accept the minutes of the April 13 Board meeting as recorded was made by Don Haywood, seconded by Cathy Riddell, and approved by a vote of Don-Yes, Cathy-Yes, Bill-Yes.

Homeowners Open Forum: 1) Lisa Jensen inquired about the application of Mag Chloride to the roads asked if the HOA could contact Metro District; it is to be discussed at the upcoming Metro meeting. Don will email Dave Parker for the application schedule for this year. 2) A reminder was given that any resident can call a business owner to report a work vehicle that is speeding through the subdivision; often the number is printed on the vehicle. Bill will send out an email to all property owners about driver courtesy issues.

Treasurer's Report: Don Haywood shared the financial reports effective April 30. Balance Sheet recap: Operating fund: \$40,887.45, Reserve fund: \$22,599.74, Total Assets: \$74,786.47. The Profit/Loss vs. Actual is on target for the year. A motion to accept these reports as submitted was made by Bill Trimarco, seconded by Cathy Riddell, and approved by a vote of Bill-Yes, Cathy-Yes, Don-Yes.

**Committee Reports:**

ACC Committee: Jo Myatt recapped the May 4<sup>th</sup> Zoom online meeting. There were eight property improvement requests submitted to the committee and all were approved at that meeting. 1) Riddell, 1029 Loma Linda-Fence/Gate/Pen. 2) Young/Schwulst, 1155 San Juan-Greenhouse. 3) Terry, 68 Echo-Garage/Home addition. 4) Grisky, 160 Echo-Shop/Studio. 5) Lassonde, 438 Loma Vista-Tree removal/rough-in driveway. 6) Trimarco/Jensen, 1252 Loma Linda-Storage Shed addition. 7) Dorenkott, 45 La Tierra-Home construction time extension/Tree mitigation/Fence & Gate extension.

Fire Wise Committee: Al Myatt is working on a newsletter to include the article from The Pagosa Sun that was written by Bill Trimarco. The Chipping program is being scheduled for June. All residents are asked to submit their hours and type of property mitigation work to Peggy Beach or Al Myatt.

**Old Business:**

ACC Warning letters: Don Haywood reviewed the Initial and Second ACC Warning letters which will be in template form so the committee can easily insert the appropriate CCR Article applicable to the warning. Letters are based on the previously approved policy regarding 'Policies and Procedures for Covenant and Rule Enforcement'. The initial letter deals with the compliance issue and guidance on what the property owner is required to do; the second letter gives more definitive instructions. Discussion: The second letter should include information on the property owners right to appeal. It should describe the 'impartial decision maker'. The Board can assign such a person either from the Board or another person. The ACC noted that a ten-day window as specified may not be enough time for the letter to be received by the property owner and allow them to make contact with the appropriate person to take action. Don noted the policy would need to be amended to change that date window to 30 days or whatever is determined; then the specified times in the letter itself could be changed. Don will include an agenda item for the next meeting to amend the existing policy after which the proposal will be posted on the website for member comment. A motion to accept both letters as written was made by Bill Trimarco, seconded by Don Haywood, and approved by a vote of Bill-Yes, Don-Yes, Cathy-Yes. Any issues arising in the meantime will be taken on a case-by-case basis. Cathy suggested that a request be made to all property owners to keep their contact

information up-to-date to ensure letters are sent to the right address the first time especially in cases where property owners do not live full-time in Loma Linda. This will be added as an Action Item for the next meeting.

New Business:

Annual Members Meeting: Due to the size of a possible gathering it is likely that the meeting will have to be held via an online system like Zoom. The date needs to be at least 90 days from when the Nominating committee was set up. A tentative date of July 18<sup>th</sup>, Saturday afternoon, 4:00pm was selected.

Next Meeting: The next regular board meeting is June 8 at 6:00pm. The venue is to be determined but will probably be held as a Zoom online meeting.

The meeting was adjourned at 6:47pm.

Sharon Jennings/Recording Secretary

Approved at the June 8, 2020 meeting as submitted.