

**Loma Linda Subdivision Homeowners Association**  
**Minutes of the Board Meeting**  
**June 8, 2020**  
**(Via Zoom online conferencing)**

The meeting was called to order at 6:07pm by president, Bill Trimarco.

Directors present: Bill Trimarco, Don Haywood

Members present: Al and Jo Myatt, Steve Hendrix, Mark and Robyn Pfetzer, Sharon Jennings

A motion to accept the minutes of the May 11 Board meeting as recorded was made by Don Haywood, seconded by Bill Trimarco, and approved by a vote of Don-Yes, Bill-Yes.

Homeowners Open Forum: No items presented.

Treasurer's Report: Don Haywood shared the financial reports effective May 31. Operating fund: \$41,190.76, Reserve fund: \$22,600.30. A motion to approve the reports as presented was made by Don Haywood, seconded by Bill Trimarco, and approved by a vote of Don-Yes, Bill-Yes.

**Committee Reports:**

ACC Committee: Jo Myatt recapped their June 1 Zoom online meeting. Three items pertaining to the Policy on Rules and Regulations Standards were approved and are ready for posting on the website and emailing to property owners: 1) Structures, 2) Structures Approval Requirements, 3) Dwelling Size. Two property improvement requests were submitted and approved by the committee: 1) Zabel, 113 San Juan-hot tub removal, deck repair, green house addition, dog fence; 2) Porco, 555 Loma Vista-fire mitigation, tree removal. The ACC committee will do a drive-by property inspection the week of June 15<sup>th</sup> looking for excessive noxious weed growth. The Realtor for the property at 581 Loma Linda was contacted and removed excessive 'for sale' signs posted on the property. The ACC will continue to meet at 1:00pm on the first Monday of each month pending input from new committee members. Don explained the policy approval process. After policies are posted on the website for a 30-day resident and Board review and comment period, the ACC will make necessary changes and provide an updated/finalized draft to the Board to be approved at the next HOA meeting and put out for final approval at the following meeting.

Fire Wise Committee: Al Myatt is putting together informational packets. The Chipper program is being planned for mid-June and about twelve residents have signed up.

Metro District: A question on the status of the roadside chemical retardant spraying was raised. A concern about use of road maintenance funds was raised. The resident was directed to contact the Metro District directly on that issue. It was reported that Metro is contracting to lay gravel to Saddleback, Loma Linda, and as needed to other roads.

**Old Business:**

Annual Meeting Location: Current distancing rules are in effect through July 1. A motion to conduct the annual meeting as an online Zoom Video Conference was made by Don Haywood, seconded by Bill Trimarco, and approved by a vote of Don-Yes, Bill-Yes. The meeting is scheduled for Saturday, July 18 starting at 4:00pm. Sharon will create a notice for the mail station, Don will post it on the website, and Bill will send out as an email to also include direction for all property owners to keep the HOA apprised of contact information changes; this request could also be sent with the annual dues notice. An idea to provide each person with a gift certificate in lieu of a catered dinner was made.

**New Business:**

Architectural Control Committee: Steve Hendrix, a prospective ACC member was introduced. Steve and his wife moved to Eight Mile Loop in January 2020 after retiring from the Arlington Fire Department. He is familiar

with fire and building codes and has reviewed our FireWise documentation. He wants to be a helpful member of the community. Bill gave background on the role of the Covenants. A motion to appoint Steve Hendrix to the ACC was made by Bill Trimarco, seconded by Don Haywood, and approved by a vote of Bill-Yes, Don-Yes.

Update of Policy: Don explained the need to standardize documentation used to communicate to property owners. The Policy for Covenant Rule Enforcement was updated to change the property owner response time to thirty days from ten days and to clarify the appeal process regarding the request of an impartial decision maker. If a violation is noticed, the complaint goes to the HOA Board. The ACC would issue a First violation letter and if the property owner responds to or fixes the issue then the matter is closed. A Second violation letter would be sent if isn't fixed and the property owner can submit a plan for fixing to the ACC or request a hearing by the Board or, at the request of the violator, an impartial decision maker. The fine is \$50 for each month the violation is not fixed. A hearing panel can either agree with the ACC's decision regarding the violation or the panel can overturn the decision. The property owner must request a hearing at the time of the second letter; they cannot wait month after month and then request a hearing. A suggestion was made that the first letter be reworded to make it more user friendly and less legalese. Both letters would be adopted at the following meeting. A motion to post the draft policy on the HOA website for the 30-day comment period was made by Bill Trimarco, seconded by Don Haywood, and approved by a vote of Bill-Yes, Don-Yes.

Weed Control: A weed mitigation reminder notice will be sent to all property owners noting that a patrol of the subdivision will be made to assess lot weed growth. Contact information for Ethan Proud, County Weed and Pest Control, will be included for those to prefer to hire outside assistance to address their weed issues. Bill will send the notice to the Board for review prior to posting on the website.

Next Meeting: The next regular board meeting is July 13 at 6:00pm and will be scheduled as an online meeting use Zoom Video Conferencing.

The meeting was adjourned at 7:04pm.

Sharon Jennings/Recording Secretary  
Approved July 18, 2020 as recorded