

Loma Linda Subdivision Homeowner's Association
Annual Member's Meeting
Ross Aragon Community Center
451 Hot Springs Blvd., Pagosa Springs CO 81147
August 17, 2019

Directors present: Mark Douglass, Bill Trimarco, Don Haywood

Members present (for initial count of voting lots): Kent & Sharon Jennings, Wen Saunders, Al & Jo Myatt, Matt & Maggie Fischer, Nancy Dorenkott, Curt & Donna Grindal, Farrell & Barbara Trask (2 lots), Don & Peggy Beach, Bob & Yvonne Radigan, Jim & Melody Lesch, Cathy Riddell, Bill & Nancy Crouse, Dale Tripp, Roger & Judy Puryear, Rick & Bernie Sautel & Marie Colby, Will Dunbar, Bill Trimarco (3 lots). TWENTY LOTS REPRESENTED= Quorum reached

Members present (those who came/signed in after initial count of voting lots): Gary & Pam Hopkins (2 lots), Dean & Susan Dussell, Glenn & Donna Unrath, David & Jean Smith, Suresh & Inge Choudhary, Patrick & Monica Amstein, Lisa Jensen.

Mark Douglass called the meeting to order at 2:09pm. The recording secretary stated that a quorum of 20 lots were present at the meeting based on the member sign-in sheet. New/Updated email addresses were collected to update the HOA member email list.

Minutes—A motion to approve the minutes of the July 15, 2018 annual members meeting was made by Maggie Fischer, seconded by Bill Trimarco, and approved by a unanimous vote of the members present.

Homeowner Open Forum—A question was raised as to how a steel building was allowed to be built on San Juan Drive. There was much discussion and both the ACC and the Board responded. The building was approved as a garage; the CC&Rs do not specify that a metal building cannot be constructed. Because they are not excluded in the CC&Rs it cannot be challenged according to input received from a lawyer back in 1996. The Board explained that homeowners wishing to change the CC&Rs can start the process by creating a petition. The approved policy covering the procedure for proposing amendments to the CC&Rs is posted on the HOA website under Approved Policies. It was noted that the ACC and Board are trying to follow all State laws regarding HOAs to solve some of the discrepancies found among previous documents. Don Haywood referred to Section 6 of the CC&Rs for clarification.

Treasurer's Report—Don Haywood distributed and reviewed the Balance Sheet as of July 31, 2019 showing an Operating Fund of \$36,036.82 with a Reserve Fund of \$22,594.65 and the Profit/Loss Budget vs Actual Statement for January-July 2019. A motion to approve the report was made by Lisa Jensen, seconded by Judy Puryear, and approved by a unanimous voice vote of the members present. There was discussion of ways to implement the fines for non-payment of dues. This is being addressed by Board policy.

ACC Committee—Jo Myatt thanked the other members of the committee (Nancy Dorenkott and Curt Grindal) and noted that with one resignation, the committee is looking for three volunteers to join the team. She provided a written report of the past year's building activity and projects, including 15 mitigation or tree removal projects, three new home constructions, various outbuilding or fence projects, etc. Mark Douglass commended the ACC for a great job throughout the year.

FireWise Committee—Peggy Beach noted that in order to maintain our status as a FireWise Community she needed to log and report the hours worked by homeowners on mitigation projects and encouraged all to keep track of such projects and notify her. A chipping day is scheduled for Friday, August 23rd and property owners with even small stacks of slash are welcome to sign up. Al Myatt set up a display of photos and

brochures on numerous aspects of property mitigation and fire awareness. Mark Douglass applauded the FireWise committee for the amazing job they've done over the past year.--

Metro District—Glenn Unrath noted there was a property damage issue that was to be addressed at their next board meeting.

Nominating Committee—Peggy Beach reported that one LL HOA member, Cathy Riddell, had agreed to be placed in nomination for the open Board of Directors position. Nominations from the floor were opened; there were no additional nominees. Don Haywood read the section from the Bylaws about uncontested nominees for an office. Based on a majority vote of the members present with a quorum of lot owners represented, Cathy Riddell was approved to take the open Board seat effective January 1, 2020 through December 31, 2022. She will take the seat being vacated by Mark Douglass who is leaving the Subdivision. Cathy gave a brief autobiography of her past work and efforts on other boards and committees.

Old Business—No business reported.

New Business—Doug Purcell of the Colorado Parks and Wildlife department gave a talk on 'Living with Wildlife' and covered bears, mountain lions, coyotes, deer/fawns, birds, and turkeys. He shared the importance and responsibility of eliminating food sources from your property, that feeding big game is illegal, what to do if threatened by animals, finding an injured animal, rules for action should you hit a deer, etc. Any issues can reported to CPW using Doug's cell 970-799-0843, by calling CPW Dispatch at 970-731-2160, or by calling the Durango office during weekdays and during business hours 247-0855. For human health or poaching issues the State Patrol should be contacted.

The meeting was adjourned and everyone moved on to enjoy a catered luncheon by Chavalo's.

Sharon Jennings
Recording Secretary
Approved August 10, 2020 as recorded