

Loma Linda Subdivision Homeowners Association
Minutes of the Board Meeting
August 10, 2020
(Via Zoom online conferencing)

The meeting was called to order at pm 6:01pm by president, Bill Trimarco.

Directors present: Bill Trimarco, Don Haywood, Cathy Riddell

Members present: Allison Peeler, Matt and Maggie Fischer, Steve Hendrix, Mike and Terri Moser, Sharon Jennings, Robert and Anne Farris, J. Vaccaro.

A motion to accept the minutes of the July 18 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) It was noted that noxious weed spraying had been done on all roads.

2) Residents noticed racing ATVs in the subdivision and asked if the HOA could send a letter to the property owner. The Board responded that since these are county roads the HOA had no authority to police this and the Sheriff's office should be contacted. The Board could send an email to all property owners as a general reminder.

Treasurer's Report: Don Haywood shared the financial reports. A motion to approve the reports as presented was made by Cathy Riddell, seconded by Don Haywood, and approved by a vote of Don-Yes, Cathy-Yes, Bill-Yes.

Committee Reports: No committee reports were presented.

Old Business:

ACC Violation Warning Letter: Don presented the third revision covering the process for handling warning letters in the Policy and Procedures for Covenant and Rule Enforcement. Three options are included: 1-Fix it within the 30-day window; 2-The ACC can review and accept or reject a property owner's proposal. Such proposal should be sent to the ACC email account. (If a hearing is needed, the contact would be through the HOA email); or 3-The property owner asks for a Board review. A fourth option was discussed noting that there are measures the Board can take if the violation moves forward because there was no response/action by the property owner. A motion to approve both initial violation letters with added language regarding no response from a property owner was made by Bill Trimarco, seconded by Cathy Riddell, and approved by a vote of Bill-Yes, Cathy-Yes, Don-Yes.

New Business:

1) Email Address for ACC: A motion to create a separate email address for ACC communication was made by Don Haywood, seconded by Cathy Riddell, and approved by a vote of Don-Yes, Cathy-Yes, Bill-Yes. This allows all official business to be accessible by both the ACC and the Board. Don will set up the new account with password protection which can be changed as committee members and/or board members change.

2a) ACC appeal-Bradford: The initial ACC letter regarding too many grazing animals on their lot was reviewed along with the property owner's response asking for an extension until the end of August or early September stating it was presently too hot to transport horse. A motion to accept their proposal and setting a move-out date of September 15 was made by Don Haywood, seconded by Cathy Riddell, and approved by a vote of Don-Yes, Cathy-Yes, Bill-Yes. Bill will write a response letter to the Bradford's to be sent after Board review.

2b) ACC appeal-McDonald: An initial violation letter regarding noxious weeds had been sent in 2018 and ACC Chair, Jo Myatt, visited in-person later about the issue. The CPA had since sent an invoice with fees of \$149.00. The property owner asked that the fees be waived as he had not received the notices until 2020 but had taken care of the weed problem in 2018. A motion to accept their appeal and waive the fines was made by Bill Trimarco, seconded by Cathy Riddell, and approved by a vote of Bill-Yes, Cathy-Yes, Don-No. Bill will write a response letter to Mr. McDonald agreeing that he is not out-of-compliance.

Discussion: Property owners must keep the HOA notified of correct mailing addresses. It may be necessary to send out violation letters by Certified Mail/Return Receipt Requested to guarantee a property owner did or did not receive such notices.

3) Winterwood: The right-of-way spraying for weeds will be done even though there is no permanent road yet.

Next Meeting: September 14 at 6:00pm via Zoom online conferencing.

The meeting was adjourned at 7:04pm.

Sharon Jennings/Recording Secretary

Approved September 14, 2020 as recorded