

Loma Linda Subdivision Homeowners Association
Minutes of the Board Meeting
October 12, 2020
(Via Zoom online conferencing)

The meeting was called to order at pm 6:05pm by president, Bill Trimarco.

Directors present: Bill Trimarco, Don Haywood

Members present: Steve Hendrix, Rita Jensen, Mark and Robin, Anne and Robert Farris, Barb Hanrahan, Sharon Jennings, Al and Jo Myatt

A motion to accept the minutes of the September 14 Board meeting as written was made by Don Haywood, seconded by Bill Trimarco, and approved by a vote of Don-Yes, Bill-Yes.

Homeowners Open Forum: 1) Barb said she and her husband were glad to soon be residents of Loma Linda; their home is almost finished! 2) Don noted seeing speeding dump trucks on our roads.

Treasurer's Report: Don Haywood shared the financial reports as of 30th. The Operating fund has a balance of \$43,261.59 and the Reserve Fund has a balance of \$22,602.56. A motion to approve the reports as presented was made by Bill Trimarco, seconded by Don Haywood, and approved by a vote of Bill-Yes, Don-Yes. Discussion: On the Profit/Loss statement some areas were under budget due to cutbacks because of the COVID pandemic (room rental has not been needed, there was no annual members luncheon). An invoice for Zoom conferencing costs will be submitted by Bill Trimarco in November. Don reminded the Board that all other invoices need to be turned in before the end of December to accurately be applied to costs for 2020. Don will check with the CPA on the \$8.00 fine under Noxious Weeds. A cost of \$195.47 was questioned and identified as the charge for weed management spraying on Winterwood Drive.

Committee Reports:

ACC: Jo Myatt reported that two properties had not responded to violation letters (one of these may be on a property that is being sold). She will send violation letters to Don to have the CPA process them. Four property improvement requests were submitted and approved at their last meeting:

- a) Snyder, Loma Vista – Tree Removal
- b) Highsmith, Loma Vista – Tree Removal
- c) Walter, Loma Linda – Fence and Gate
- d) Wagner, Loma Linda – Corral and Dog Fence

A complaint was received about several trash bags dumped on Winterwood. Jo will let the owner know that someone dumped on their property.

Fire Wise: Al Myatt submitted a proposal to support the Wildfire Adapted Partnership (WAP) with a donation of \$500.00. He also said FireWise packets go to all new Loma Linda property owners; he appreciates the opportunity to meet all the new residents. Bill will ensure that the CPA (Trish) has forwarded all new property owner contact information to the FireWise representatives (Al Myatt).

Old Business:

Forest Service Access Survey: A motion to earmark up to \$3,000 from the Maintenance budget for the survey project was made by Bill Trimarco, seconded by Don Haywood, and approved by a vote of Bill-Yes, Don-Yes. Discussion: Don contacted Tom at Spotted Owl Survey about the corner pins on lots 70 and 77. Tom will come out and make a proposal. A plat map may be needed to ensure where the actual locations of the pins are. The cost is not fixed and not known at this time. The HOA needs to ensure that all lots are properly marked before lots are purchased in the future. Existing fence needs to be dealt with before that.

New Business:

Budget 2021: Don shared the budget worksheet after reviewing the 2020 budget figures using the Budget vs Actual document through September 2020 and then estimating costs and expenses for 2021. Don will send the completed worksheet to the Board. Once 2021 figures are agreed upon and the budget is adopted it will be posted on the website; approval would be expected at the following meeting and go into effect on January 1, 2021 unless there are vetoes by the membership. A motion to adopt the budget as crafted subject to final review was made by Don Haywood, seconded by Bill Trimarco, and approved by a vote of Don-Yes, Bill-Yes. The final worksheet will be attached as a part of these minutes.

Each budget item was discussed and the amount either adjusted or left the same. Some of the specific budget items discussed are as follows:

- 1) Annual Meeting: When restrictions allow, have a nice event or, instead of an in-person holiday gathering, give a gift card to each person attending so they can have a meal on their own. \$3,000 suggested budget for Socials.
 - 2) Website Host: Hudson has not sent an invoice yet; \$ 100 suggested budget.
 - 3) Computer and Internet: Zoom conferencing costs of \$15 p/month should be added here. Budget \$200.
 - 4) Copies and Reproductions: Covers mailing 190 letters for items like the annual Board recap which shows the accomplishments of the year. \$300 budget
 - 5) Donations: WAP spent about \$20,000 in our neighborhood; it would be good to increase the budget to \$1,000.
 - 6) Environmental: Was originally for weed abatement; could be for FireWise rebates, County weed abatement, perimeter fence repairs, paying for environmental speakers (from this or the donations budget). Excess funds should be spent on costs within our subdivision...HOA could chip in funds to offset projects. Increase to \$10,000. Some of these items may need to be supplemented by funds from the Reserve fund. Don suggested a pilot program to take excess reserve funds and put into an undefined Environmental account and try it for a year; then the following year it could be assigned a permanent budget category. The Reserve Fund should not keep accumulating. Dues could be lowered, or the monies transferred to another fund (like Environmental) that benefits all Loma Linda property owners. A motion to reduce the Reserve Fund to approximately \$12,000 and move the balance (\$10,000) to an undefined Environmental Projects category for 2021 was made by Don Haywood, seconded by Bill Trimarco, and approved by a vote of Don-Yes, Bill-Yes.
- Winterwood Trash:** Bill will forward an email blast to all property owners about dumping of trash on private property. Steve Hendrix volunteered to haul the trash found on Winterwood away.

Next Meeting: The date has been changed to Monday, November 16 at 6:00pm via Zoom online conferencing.

The meeting was adjourned at 7:16pm.

Sharon Jennings/Recording Secretary

Approved November 16, 2020 as recorded