

Loma Linda Subdivision Homeowners Association
Minutes of the Board Meeting
January 11, 2021

The meeting, held via Zoom Online, was called to order at pm 6:02pm by president, Bill Trimarco.

Directors present: Bill Trimarco, Cathy Riddell, Rita Jensen

Members present: Don Haywood, Shelley Baker, Steve Hendrix, Roger Jensen, Robert and Anne Farris, Sharon Jennings, Lisa Jensen, Eugene Sprunk, Joanie Wittenburg, Al and Joe Myatt.

Minutes: A motion to accept the minutes of the December 14, 2020 Board meeting as written was made by Cathy Riddell, seconded by Don Haywood, and approved by a vote of Cathy-Yes, Don-Yes, Bill-Yes, Rita-Yes.

Homeowners Open Forum: Nothing presented.

Treasurer's Report: Don Haywood shared the financial reports as of the end of the year, December 31, 2020. The Operating fund has a balance of \$48,374.18; the Reserve Fund has a balance of \$22,604.27. The Profit/Loss Budget to Actual report was reviewed. Dues invoices for 2021 were mailed by the CPA in December. A motion to approve the reports as written was made by Bill Trimarco, seconded by Cathy Riddell, and approved by a vote of Bill-Yes, Cathy-Yes, Don-Yes, Rita-Yes. Discussion: Bill reported on the repairs and maintenance to the west boundary elk fencing and chain closure.

Committee Reports:

ACC: Jo Myatt said no meeting was held in January due to a lack of committee business. Variance procedures will be worked on at the next meeting.

Fire Wise: Al Myatt said the snow needs to be cleared from in front of all fire hydrants in the subdivision. Bill will send an email to all property owners asking for volunteers to clear the hydrant nearest their home. Bill will email a map of the hydrant locations to Al. Al reported that a donation of \$175.00 was made to Friends of FireWise.

Old Business:

Board Officers: 1) Bill expressed his appreciation to Don Haywood for his efforts and service as HOA Secretary/Treasurer as this is his last official meeting as a Board Member. Don spearheaded the creation and/or updating of required HOA procedures. 2) Bill gave a warm welcome to Rita Jensen as she begins her term on the Board. 3) Bill explained that the Board members determine which officer will take which Board position. Cathy Riddell proposed a slate of officers as follows: President – Bill Trimarco, Vice President – Rita Jensen, Secretary/Treasurer – Cathy Riddell. A vote for this slate was taken and approved by unanimous consent. 4) Don will update the officers list on the website. Sharon will print an updated officer's list for the Mail Station bulletin board.

Elk Crossing: Bill noted that Deer Run is a County road. One of the Elk Canyon neighbors placed an Elk/Deer Crossing sign on the fence. A 'lay down' fence section is being investigated for winter use to make it easier for animal migration.

New Business:

Resident Waiver Request: Eugene Sprunk received a noxious weed fine letter but said he had never received a warning letter. He had contacted County Weed & Pest and had the agreement that they would spray his lot. Considering his actions, he asked that the HOA waive his fine. Cathy felt the property owner had made the effort to take care of the situation and suggested the fine be waived. Rita agreed since he had previously made the same arrangements for weed spraying it seemed this year's miss was just an error by the County. Eugene is known for always taking care of his property. All board members agreed that the 2020 fine be waived. Bill will create a letter of explanation for the CPA to send.

Policy on Structures Allowed on Any Lot: The term "guest house" under Rule 5 of this ACC policy conflicts with the rule that a Loma Linda lot is for single family residences whereas a guest house infers living facilities outside of the main house. Removing that term from this policy should suffice. Rita will reword the section and send it to the Board to be addressed at the next meeting. A question was raised if there were other guest houses already on Loma Linda lots and if they should be reviewed. The Board did not feel we would be allowed to inspect the interiors of any buildings to see if they fit the description of a dwelling rather than a structure. Bill will consult with the HOA attorney on the issue of 'grandfathering in' such buildings. Artist studios have been approved in the past; these may be being used as guest houses instead. Paper records in the storage unit might show how such buildings were originally designated and approved.

Next Meeting: Monday, February 8, 2021 at 6:00pm via Zoom online. The login will be the same for the next six months. The meeting was adjourned at 6:43pm.

Sharon Jennings/Recording Secretary

Approved February 8, 2021 as written