

Loma Linda Subdivision Homeowners Association
Minutes of the Board Meeting
February 8, 2021

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

Directors present: Bill Trimarco, Rita Jensen, Cathy Riddell. Members present: Shelley Baker, Steve Hendrix, Sharon Jennings, Lisa Jensen, Al and Joe Myatt.

Minutes: A motion to accept the minutes of the January 11, 2021 Board meeting as written was made by Cathy Riddell, seconded by Rita Jensen, and approved by a vote of Cathy-Yes, Rita-Yes, Bill-Yes.

Homeowners Open Forum: 1) Current email address for Steve Hendrix was confirmed. 2) An annual letter on HOA yearly accomplishments should be sent. A welcome packet newsletter should be created for new residents to include HOA, ACC, Metro District contact data and other general information about the Fire Protection District, burn permits, dogs, motion lights, etc. Preparing this before the influx of summer residents would be ideal. Our CPA, Trish, might be the best one to send this newsletter out since she gets new resident notices. Bring other ideas on what to include to the March meeting. 3) Steve will contact the Metro District for solutions on dealing with the very slick area of the road by La Tierra. 4) Steve will contact the Metro District about eliminating or dealing with berms left in front of driveways by the snowplow. 5) The issue of how the ACC can be notified when fines have been paid by property owners will be addressed in Committee reports.

Treasurer's Report: Cathy reviewed the financial reports for January. The Operating fund has a balance of \$53,701.75; the Reserve Fund has a balance of \$22,604.84. There was little activity on the Profit/Loss Budget to Actual report. A motion to accept the reports as presented was made by Bill Trimarco, seconded by Rita Jensen, and approved by a vote of Bill-Yes, Rita-Yes, Cathy-Yes.

Committee Reports:

ACC: 1) Jo Myatt asked that the ACC be notified when a property/homeowner pays a levied fine. The CPA, Trish McInelly will be given authorization to notify either Jo or Cathy (who would then notify Jo). 2) A new home build at 686 San Juan for Brian and Terry Thielst was approved. 3) The committee is working on the Variance policy and expect to present it to the Board in March. Bill contacted the HOA attorney in Denver for clarification on what can be specified in the policy pertaining to 'grandfathering in' existing structures.

Fire Wise: Al Myatt said there was nothing new at this time.

Old Business:

ACC Acceptable Structures wording-Several options were presented on rewording Section 5 on the ACC Policy on structures to remove ambiguity. It was agreed to remove the redundant word 'dwelling' and the word 'guesthouse' and to preface the list of specific examples stating 'some' and 'including, but not limited to' to clarify examples. Sharon will email the wording to Jo who will revise the policy document and present to the Board for the required 30-day posting for resident review.

New Business:

a) Spring Social-Alternatives to an in-person event were discussed and all were asked to bring ideas to the next meeting. Initial ideas included a virtual Zoom gathering or giving gift certificates for restaurants to all property owners. Bill will check with Mary Jo at the Chamber of Commerce on getting Chamber Bucks or Pagosa Perks for places in town.

b) Cash Balance-The operating fund carries a larger balance than it should. Cash reserves used to be kept aside for payment of lawyer expenses which is no longer a major concern as in the past or to pay for common interest projects like the Mail Station. There are no other common interest areas within Loma Linda. Some ideas were presented on how to best use existing funds for projects within the subdivision that would benefit all property/home owners, including ideas in the areas of Wildfire, Drought, and Pandemic as well as suggestions to lower the annual dues, add additional fire hydrants (Bill to check with PAWS and PFPD on cost/placement

recommendations (spacing between hydrants, etc.)), earmark a percentage/dollar amount for FireWise projects such as a mitigation effort with WAP to encourage residents to work on mitigation events by providing a cost reduction, to provide educational presentations on potential risk in our subdivision, assist with mitigation in the Winterwood area, and to possibly waive a portion of the dues for Winterwood residents (about ten lots) who cannot build since there is no road and no services. Although our covenants show only one class of membership, we could vote to do this. Ideas for additional projects can be brought to the Board.

c) Mail Station-1) Adding a small Lending Library was suggested where residents could leave or take a book, trade seeds for planting, etc. Perhaps residents could build a cabinet or donate one to use. An email will be sent to residents about this.

2) A Lost and Found bin will be placed where anything found can be left. Signs will be made and post-it notes available where a contact number can be left on the community bulletin board if they have lost an item or if an item of value has been found (rather than leaving it in the unmonitored bin).

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

The meeting was adjourned at 7:28pm.

Sharon Jennings/Recording Secretary

Approved on March 8, 2021 as written