

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

The meeting, held via Zoom Online, was called to order at pm 6:03pm by president, Bill Trimarco.

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

**Minutes:** A motion to accept the minutes of the February 8, 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) Lisa Jensen shared information about the County Commissioners desire to switch from San Juan Basin Public Health to Silver Thread Health District and encouraged residents to educate themselves on the issue and to let the commissioners know their thoughts. 2) Steve Hendrix spoke with the Metro District about clearing the snow berms left in driveways by the snowplow. He was told the cost would be twice the current rate as they would use a different plow and driver to go back and clear each driveway. 3) Steve also spoke with Metro about the Eight Mile Loop slick area. The snowplow will leave a base of at least 2" on our roads. There are several signs regarding speed already in place; drivers need to slow down especially in snowy, icy, muddy conditions to avoid going off the road.

**Treasurer's Report:** Cathy reviewed the financial reports for February. The Operating fund has a balance of \$53,372.16; the Reserve Fund has a balance of \$22,605.36. 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. Board members participated in a free presentation by Altitude Community Law; Rita paid the suggested fee requested online and will be reimbursed by our HOA.

**Committee Reports:**

**ACC:** 1. Jo Myatt reported two building or maintenance requests submitted and approved: Dunbar, Loma Linda Dr, Camper Port and Watson, Loma Linda Dr, maintenance to outdoor stairway.

2. The amended policy on structures wording received several resident comments after being posted on the HOA website; additional revisions may need to be made.

3. Per Altitude Community Law there is no such provision as 'grandfathering in' a building, etc. on a property. Our covenants must be adhered to. If a resident misled and built anything illegally there is an option to file a lawsuit, but there is a statute of limitations on that. Nothing can be done now about existing buildings or structures. A setback variance can be used, but only for utility easements or because of topography, but the recommendation is that no variances be allowed.

**Fire Wise:** Al Myatt is working on proposals and initiatives which he expects to present at the April meeting.

**Old Business:**

**a) Spring Social:** See b) below for discussion as these are related.

**b) Cash Account vs. Member dues:** Numerous ways to use excess HOA funds were discussed and included:

1. Because in-person social events will not be possible in the near future a suggestion to issue a gift card to residents attending a virtual annual member meeting; using Chamber Bucks perhaps.

2. Work with the Pagosa Fire District to review the need for additional fire hydrants based on the distance between existing hydrants and the location of new homes being added. Obtain pricing from PAWSD.

3. Donate to a local food coalition.

4. Working with Wildfire Adapted Partnership pay a percentage of resident's costs for mitigation.

5. Fix the drainage at the entrance to the Mail Station.

6. Cost-share on replacing subdivision street signs.

The Board will decide how much of the HOA funds need to be retained in our accounts. Excess funds to be spent for the HOA need to be used for the common good of all residents. Careful consideration on donating to non-profits must be given to ensure all residents agree on the groups to receive funds.

**c1) Lost & Found Box:** A lidded tub has been labeled and placed at the mail station; pens and post-it notes are in the public bulletin board bin with the key.

**c2) Little Free Library:** A motion to pay up to \$300 for supplies to buy or build a cabinet for the mail station was made by Bill Trimarco, seconded by Rita Jensen, and approved by a vote of Bill-Yes, Rita-Yes, Cathy-Yes. Bill will send an email asking if anyone would like to build the cabinet or supply one they have. A determination as to where to locate the library cabinet will have to be made; putting it on top of the USPS cluster boxes may not be an option.

**d) Levied Fines:**

1) Cathy contacted the accountant who will begin notifying the Board any time fines are paid by residents for weed or other violations.

2) The ACC will send fee cancellation letters to residents Reitmeier and Leonard as both properties were on the County weed spray list but received fine letters prior to finding that out; the third violation letter had not been sent. Bill will confirm the policy and let Jo Myatt know.

3) The property on 1728 Loma Linda Drive was in foreclosure due to non-payment of property taxes and fines for several years. This property was recently purchased and is under new ownership. The title company did not collect the fines levied by our HOA in the escrow process. The Accountant will contact the title company about these funds, but the HOA cannot go after the current property owner if the title company did not collect the fees initially; a lien may never have been filed on that property so no funds may have been collected.

**New Business:**

**a) Requests for Property Information:** The HOA has received requests related to refinancing for property information such as flood plain information and pending sales status, etc. The only information that we are authorized to release is if a lot owner's dues or assessments are paid up to date. The accountant will supply that information at the request of the Board. No residents should contact the accountant directly. Requests for assessment status should be directed to the Board.

**b) Cost Share with Metro District:** The Metro District asked the HOA to pay approximately \$2,000 for materials to replace all subdivision street signs with reflective signs and new posts set in concrete where needed; some signs need to be raised or lowered to appropriate height. An explanation of the needs and estimates prepared by Glenn Unrath will be emailed to the HOA Board. The Metro District will supply all labor and equipment needed for the job and hopes to begin this project in the spring or summer (once the ground thaws).

Next Meeting: Monday, April 12 at 6:00pm via Zoom online.

The meeting was adjourned at 7:13pm.

Sharon Jennings/Recording Secretary

Approved April 12, 2021 as written.