

Loma Linda Subdivision Homeowners Association
Minutes of the Board Meeting
April 12, 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: Sharon Jennings, Al and Jo Myatt, Annie Pack, Bill Milligan, Steve Hendrix, Lisa Jensen.

Minutes: A motion to accept the minutes of the March 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: Lisa reminded the residents that wildlife are out and about; be aware of your children and small animals. Cathy added to take care when driving because wildlife are moving around and crossing our roadways. Bill reminded us that there are links to wildlife information is on the website. He will also post information and link on the community bulletin board.

Treasurer's Report: Cathy shared the January-March Profit & Loss statement and Balance Sheet. The primary income was from annual dues payments; the primary expenses were from insurance and professional fees. Members interested in reviewing the financials can check the website and/or contact the HOA president. A motion to accept the report as given 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 reported two resident requests were reviewed and approved: Fence for O'Neil/Knight on Loma Linda Dr. and a fence for Dorenkott.

2) The amended policy on structures is on hold while reviewing numerous comments. The ACC would like a paper trail of the emailed comments. Bill explained that only ACC-related emails can go directly to the ACC; emails containing Board and ACC business together cannot be sent to ACC due to privacy issues. The Board will discuss how to get ACC-related details to the ACC. The ACC will review all comments and then decide which comments are valid and need to be included in the revised policy, but it is not necessary for the ACC to contact any residents about their comments.

Fire Wise: 1. Al submitted a proposal for a matching donation to the Wildfire Adapted Partnership which will be covered under an item of New Business. of \$750.00 Myatt is working on proposals and initiatives which he expects to present at the April meeting. 2) Use of a resident's property for a contractor's gathering will be forthcoming. 3) One FireWise packet was given out; one new resident was visited. 4) A community Chipper Day is being discussed. 4) The committee is working on future Fire Wise initiatives.

Old Business:

a) Spring Social: An in-person social for residents/property owners may be held in July or August. The membership will be contacted to see if a volunteer resident wants to host a gathering with the HOA paying for supplies. Otherwise, an outdoor venue (Reservoir Hill, for example) may be selected.

b/c/d) Cash Reserves issues:

1) Bids on fire hydrant costs run several thousand dollars each and two new hydrants may be needed depending on distance apart and missing sites. Neither PAWSD nor the Fire Department test fire hydrants. Our residents may be able to form a crew who would be paid to do the testing after training on proper procedures by PAWSD. Volunteers include Al Myatt, Steve Hendrix, Bill Crouse. There are concerns about the pressure release which could cause property damage or injury.

2) A suggestion to extend the roofline of the mail structure to eliminate snow drop and a concrete walk to eliminate mud or ice was discussed. Metro would have to be contacted to ensure snowplows would not hit and destroy the edge of such a concrete walkway and that it would not encroach on the roadway. The Board can approach Metro on these issues. Other mud-mitigation efforts can be discussed (a heavy mat with more gravel, etc.). 3) A motion that the HOA does not participate in the street sign cost share request was made by Cathy

Riddell, seconded by Rita Jensen, and approved by a vote of Cathy-Yes, Rita-Yes, Bill-Yes. Discussion: Our tax dollars already go the Metro District for upkeep of our roads; the HOA should not be involved in road-related issues. Bill will advise the Metro District of the decision.

New Business:

a) C C & R Amendments: A committee of Lisa Jensen, Rena Gallant, and Cathy Riddell have been meeting to discuss necessary and requested changes to the CC&R's. They received the required twenty signatures on a petition to present a list of changes on a ballot to be mailed to all property owners; each item would be voted on (pro or con) separately. After the Board reviews the proposed changes, the document would be sent to a lawyer to review it for clear language, clarity, etc. Then, the document would be posted for a 30-day resident review period. Special instructions and referrals to existing CC&R sections should be added. A reminder that the CC&R's are listed on the website and a copy given to property purchasers at title signing was noted.

b) ACC Volunteers: Two residents, Annie Pack and Bill Milligan, have volunteered to serve on the ACC. When asked, both shared why they would like to serve (love the area, want the best for the community) and that they would review the ACC and CC&R documents when questions arise. A motion to accept Annie Pack and Bill Milligan as members of the ACC was made by Cathy Riddell, seconded by Rita Jensen, and approved by a vote of Cathy-Yes, Rita-Yes, Bill-Yes.

c) Wildlife Fencing: Bill reported that Echo Canyon Ranch had opened one gate on their property and that Loma Linda had one gate covered by a chain only to allow for wildlife movement. Echo is not running cattle this year. Bill is still waiting to hear from Echo Canyon Ranch about dropping the top fence wire down to accommodate migrating wildlife.

d) Fire Wise Donation: Al shared that he had received \$750.00 in personal donations from residents in support of the WAP and asked that the HOA use excess funds to match those private donations. Bill recused himself from any discussion or vote because he is involved directly with WAP. Cathy and Rita had reviewed Al's proposals online including the need for expansion of defensible space around homes, the Chipper rebate program, and mitigation reimbursements in the community. A motion to match the donated funds for the Wildfire Adapted Partnership proposal as presented was made by Cathy Riddell, seconded by Rita Jensen, and approved by a vote of Cathy-Yes, Rita-Yes.

e) Board Vacancy: Cathy Riddell will be moving out of Loma Linda in early May and thereby vacating her position as Secretary/Treasurer on the Board. Bill will put out an email blast to all residents requesting a volunteer to finish out the rest of the vacated term which will run for the rest of 2021 (May-December) and all of 2022 (January-December). Bill expressed his appreciation to Cathy for her service.

Next Meeting: Monday, May 10 at 6:00pm via Zoom online.

Bill thanked the ACC and Fire Wise for their continued work for the subdivision. The meeting was adjourned at 7:27pm.

Sharon Jennings/Recording Secretary

Minutes approved May 10, 2021 as written.