

**Loma Linda Subdivision Homeowners Association**  
**Minutes of the Board Meeting**  
**June 14, 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. Members present: Bill and Sherry Milligan, Sharon Jennings, Eric C, Al and Jo Myatt, Nancy Dorenkott, Doris Leitch, Steve Hendrix, Dave and Jean Smith, Anne Farris, Harold Orner.

**Minutes:** A motion to accept the minutes of the May 10, 2021 Board meeting as written was made by Rita Jensen, seconded by Bill Trimarco, and approved by a vote of Rita-Yes, Bill-Yes.

**Homeowners Open Forum:** No comments or questions received.

**Treasurer's Report:** Bill shared the Profit/Loss Statement, Balance Sheet, Budget vs. Actual through May 31. The main expense was the \$750 donation to Wildfire Adapted Partnership. General Compensation insurance and Legal Fees were more than budgeted. A motion to accept the reports as shown was made by Rita Jensen, seconded by Bill Trimarco, and approved by a vote of Rita-Yes, Bill-Yes.

**Committee Reports:**

**ACC:** 1) The last meeting was June 7 where resident requests were reviewed and approved: Remien on Sunrise, tree removal mitigation; Coffey on Loma Linda, greenhouse; Hanrahan on Loma Linda, storage shed and add-on to deck; Hendrix on Eight Mile, mitigation work, Milligan on La Tierra, pergola on deck and garage (provisional variance due to topography prior to submission of plans). It was noted the property is adjacent to the road and not to another property; there is a 30' easement from centerline of the road.

2) The ACC withdrew the revised Number of Structures Policy that they had previously submitted and that had been publicly posted for a second thirty day comment period. They will make changes and submit to HOA again.

3) The fence issue on neighboring La Tierra properties was reviewed, surveys were completed, and the matter deemed complete once the Dorenkott's fence is finished.

4) Bill Trimarco will review an email request the HOA received from the Highsmith's after the ACC had responded to their concern and had not found violations on property encroachment.

5) The ACC will create a form and asked the HOA to add it to the website so residents could submit complaints received about possible CC&R violations.

**Fire Wise:** No report

**Old Business:**

**a) Ballot Process for CC&R Amendment** – Eight changes were displayed covering Exterior Maintenance, Water Systems/Septic Systems, and six on Use Restrictions (Animals, Building Size, Building Setbacks, Number of Structures, Mobile Homes, Commercial Vehicles). The Board will review language, take public comment, forward to the attorney, then prepare a ballot and mail to the membership, as per the approved amendment policy. There were numerous concerns raised and comments about most of the proposed changes. A motion that the Board write up intent for each individual amendment was made by Rita Jensen, seconded by Bill Trimarco, and approved by a vote of Rita-Yes, Bill-Yes. The Board can approve changes to the wording but cannot change the intent of the proposals. After the intent is added, the proposals will be posted on the website. Property owners will receive a mail in ballot allowing them to vote on each proposed amendment separately.

**b) ACC Number of Structures Policy** – Request withdrawn until policy is revisited by the ACC.

**c) Fire Hydrants** – No update

**d) Board Vacancy** – No volunteers received to date

**e) Annual Members Meeting** – Sharon, Rita, and Bill shared numerous venues they had contacted for the July 25th in-person gathering. A motion to reserve ‘A Body of Art’ Art Gallery was made by Bill Trimarco, seconded by Rita Jensen, and approved by a vote of Bill-Yes, Rita-Yes. The art gallery has indoor and outdoor spaces, a full bar, and charges \$200 per hour. Bill will contact Chavalos about catering the meal

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**New Business:**

**a) Short-Term Rental** – Doris Leitch shared information about STRs and the need to protect the rights of all residents and how to react to and mitigate issues that arise with STRs. She proposed that a report be created by interested residents covering all aspects of STRs and asked the HOA to form a non-biased group of residents to write such a statement and their effects on a subdivision. A motion to form a committee to discuss the STR issue was made by Rita Jensen. No second to the motion was received with Bill stating that there were no longer any operating STRs in the subdivision and that any unlicensed STRs should be reported to the County as they have a complaint mechanism in place. He said residents could submit a report to the Board as a future agenda item or suggested information be added to the Loma Linda Neighbors Facebook page.

**b) Ground Cover** – Covenants exist about ground coverings being necessary, so grounds are not fully plowed or left bare. Complaints received by the Board would be forwarded to the ACC for review and they would contact property owners to check on their intent to reseed or plant.

**c) Emergency Needs** – A concern was raised as to how to assist residents who experience health or other issues. It was felt that residents’ concern shows we care about each other. It was suggested that any such needs or requests be listed on the Loma Linda Neighbors Facebook page rather than be spearheaded by the HOA. There are other sites like the Caring Bridge or Meal Train where assistance could also be given.

**d) Zoom Procedure** – Originally, residents who wished to participate in meetings online had to request Zoom access from the Board to avoid scammers. The Board will now send notices with the link directly to all Loma Linda members whose email address has been received. Residents will only have to register to receive rather than ask for a link every time. The link could be added to agendas if those agendas are not on the website. The link will not be put on the website as that is accessible to the public.

Next Regular Meeting: Monday, July 12<sup>th</sup> at 6:00pm via Zoom online. Bill will email a notice regarding the in-person Members Meeting on Sunday, July 25<sup>th</sup> to the membership.

This meeting was adjourned at 8:43pm.

Sharon Jennings/Recording Secretary