

ACC Minutes  
Loma Linda Subdivision  
July 5, 2021  
Virtual Zoom Meeting

The meeting was called to order by Chairperson Jo Myatt at 1:23 pm. Those who joined the meeting were ACC Members, Jo Myatt, Nancy Dorenkott , Annie Pack, and Bill Milligan. We were also joined by guests: Sam Pack, Anne and Robert Farris, Rita and Roger Jensen, Lisa Jensen, Bill Trimarco, Matt and Maggie Fisher, Jon Belyeu, Mireya Rios-Salas, Sherry Milligan and Jim and Grace Walter, and Ric and Bernie Sautel.

Nancy made a motion that the draft agenda be accepted with the addition of the request for provisional acceptance of animal shelters for Jon Belyeu at Loma Linda 2070. Bill Milligan seconded the motion.

Jo asked if there were any questions regarding the minutes of June 7, 2021. As there were no questions, Bill Milligan made a motion that the minutes be approved and Nancy seconded the motion, unanimous approval given. The minutes will be submitted by Jo Myatt for posting on the website.

In the Homeowners Open forum, there were not any additional issues for discussion.

Under Old business, Jo provided an update on Noxious weeds. Jo advised that after the first community review, there were 54 owners with noxious weeds on their properties. Most of these properties had been those who had had problems with managing their noxious weeds in the past. Warning letters will be sent to these property owners advising that they have 30 days to comply or there will be a fine letter sent out.

Under new business, the committee reviewed two issues:

1. Jon Belyeu, who advises he has 2121 Loma Linda Dr and 2070 Loma Linda Drive under contract, had submitted a request for the provisional approval for two prefabricated animal shelters and fencing on 2070 Loma Linda Dr. At this time Jon is not a Loma Linda resident. These lots are not adjoining and are not on the same side of Loma Linda Dr. Discussion was held with regard to how many horses Mr. Belyeu owned. He confirmed he owned 3 horses and intended to keep all three on the vacant lot 2070 Loma Linda Dr. where the trees were located. It was confirmed to Mr. Belyeu that our current CC & R's state that the number of horses is limited to 2 per lot. After extensive discussion, Jo called for a motion on whether to accept or reject this provisional request. A vote was taken. Annie voted to reject; Nancy voted to reject. Bill Milligan voted to reject. Jo stated that she would accept the sheds but not the number of horses. The committee therefore rejected this provisional request. Jon Belyeu had left the zoom meeting before a decision was given.

2. Bill Trimarco and Lisa Jensen, 1252 Loma Linda Dr had submitted a request for a time extension and modification of storage shed. Jo commented that the time extension should not be an issue. Bill explained that the connecting roof for the shed came in slightly lower than the gable end as originally planned due to topography issues and drainage issues. Specific clarification was requested regarding the topography. Further discussion was held regarding this change and questions asked. The connection of the structures via breezeway is necessary so as to comply with the number of buildings as allowed by the CC&R's. It was asked if for clarification, the committee could come to the property to view the change as had been done with other property owners. Bill refused this request. Bill confirmed that the plan to complete the project was September 30<sup>th</sup>. Currently there is a bird's nest on the original shed eave which Bill did not want to disturb. After extensive discussion, Jo called for a motion on whether to accept or reject these requests. Regarding the time extension, Nancy made a motion to accept the time extension and Bill Milligan seconded. A vote was taken with all members giving approval. Regarding the modification of storage shed Bill Milligan made a motion to accept and Nancy seconded. A vote was taken : Bill Milligan accepted; Nancy accepted; Jo accepted; Annie rejected. Approval was granted to both the time extension until Sept. 30 and for the modification of the attachment of the two buildings according to Archuleta County and the current ACC Rules, Regulation or Standard of Structures Allowed on any Lot. That being that "two buildings will be considered attached when they are connected by a common wall or a breezeway that is of permanent construction with a design that is consistent with the two buildings being connected." Bill T. agreed this would be followed.

The next ACC meeting was scheduled for August 2, 2021

Before adjournment, Matt Fisher asked for clarification on what is happening regarding the Bradfords having 3 horses on their property again. It was his understanding that this had been addressed last year. Jo advised that last year the HOA had opted to handle this issue. Bill Trimarco indicated that he thought there had been a precedent at some time allowing 3 horses. Anne Faris advised that our current CC&R's clearly state 2 horses per lot. Although the Bradfords now own 2 lots, they are not adjoined and in fact an easement separates them. Bill Trimarco advised that options were being considered on the easement issue. Jo stated that with this unresolved issue this means that the Bradfords are not in compliance currently with the CC&R's. Jo made mention that she would like to see this issue addressed at the coming HOA meeting on Monday, July 12, 2021.

The meeting was adjourned at 2:14 pm.