

ACC Minutes  
Loma Linda Subdivision  
June 7, 2021  
Virtual Zoom Meeting

The meeting was called to order by Chairperson Jo Myatt at 1:02 pm. Those who joined the meeting were ACC Members, Jo Myatt, Steve Hendrix, Nancy Dorenkott , Annie Pack, and Bill Milligan. We were also joined by guests: Sherry Milligan and Sam Pack.

Annie made a motion that the draft agenda be accepted. Nancy seconded the motion

Jo asked if there were any questions regarding the minutes of May 3, 2021. As there were no questions, Bill made a motion that the minutes be approved and Annie seconded the motion. The minutes will be submitted by Jo Myatt for posting on the website.

In the Homeowners Open forum, discussion was held as to how to handle complaints whether they were regarding the ACC, HOA or other committees.

Under Old business, the issue of the revised draft of the Loma Linda Subdivision Homeowners Association Architectural Control Committee Adoption Rule, Regulation or Standard of Structures Allowed on Any Lot was once again reviewed. Jo advised that per Rita Jensen's comments at the previous meeting Item 2a had been revised. Discussion was held regarding these guidelines vs the CC&R's. After discussion, it was agreed unanimously that the Item 4 still needed to be reworded . Annie made a motion that this rewording be worked on. Steve seconded.

Under new business, the committee reviewed several issues:

- A. Alleged concerns by homeowner regarding fence placement. The committee reviewed the communications that had occurred. Based on this information, the committee agreed unanimously that the issue was considered closed and a report would be given to Bill Trimarco, HOA president, who had presented the complaint, stating this is considered closed.
- B. Requests for Approval
  1. Bill Remien, 100 Sunrise Ct had submitted a request for the removal of two or three tree for fire mitigation. Discussion was held with regard to where the trees were located. After all questions were satisfied, the committee agreed unanimously to accept and, Nancy made a motion to accept. Steve seconded.
  2. William Coffey, 2223 Loma Linda Dr had submitted a request to construct a greenhouse. Discussion was held regarding placement of the greenhouse. It was confirmed that there was not an issue on the number of structures on this property. The committee agreed

unanimously to accept. Annie made a motion to accept. Nancy seconded.

3. Steve Hendrix 896 Eight Mile Loop had submitted a request for removal of trees for fire mitigation. Discussion was held regarding the fire mitigation. The committee agreed unanimously to accept. However, Steve recused himself . Bill made a motion to accept. Nancy seconded.
4. Paul and Barbara Hanrahan , 1638 Loma Linda Dr had submitted a request for a storage shed and addition to existing deck. Discussion was held as to placement of both items. The committee agreed unanimously to accept. Annie made a motion to accept . Nancy seconded.
5. Sherry Milligan, 156 La Tierra Ct had put in two requests: one for a pergola on their existing deck and a second request for a provisional variance for a new garage. Regarding the pergola the committee reviewed the drawings and proposal and all agreed that the plans be approved subject to any county regulations. Bill recused himself. Nancy made a motion to accept. Steve seconded. Regarding the new garage, Sherry Milligan explained that they were requesting a provisional variance for the garage as they still needed to get all reports from engineers and drawings, but did not want to proceed unless the 25' variance would be considered. The variance was being requested due to topography issues. A site plan, topographical map, photos as well as Archuleta County requirements for minimum front setback were provided. Additionally, ACC members had visited the site to see the limitations of the property for this structure. It was pointed out that the CC&R's actually state in Article IX, Section 3, b (i) that a "residential" dwelling cannot be closer than 50 feet from any parcel boundary line. It does not reference other structures other than the structure for housing of animals. After extensive discussion, it was agreed unanimously that provisional approval of a 25' variance subject to full architectural drawings and engineering as needed would be accepted. Bill recused himself. Annie made a motion to accept. Nancy seconded.

C. Discussion regarding regular meeting day and time. Discussion was held regarding whether the current day and time of the ACC regular meetings was still acceptable to all committee members. Bill made a motion to keep the current day and time. Steve seconded.

D. Loma Linda Subdivision Homeowners Association Architectural Control Committee Adoption Rule, Regulation or Standard for Variances. This document was once again reviewed at length by the committee. It was agreed unanimously to table the approval for review by homeowners until further fine tuning and/or modification could be made by the committee. Jo made a motion to table this issue. Nancy seconded.

E. Property Owner draft complaint form. A proposed complaint form was once again reviewed and discussion held regarding the use of this form. It was agreed by all committee members that this form should be presented to the HOA board for consideration for use for complaints. Nancy made a motion that Jo present this to the HOA board . Annie seconded.

The next ACC meeting was scheduled for July 5, 2021

A motion to adjourn was made by Annie and seconded by Nancy. The meeting was adjourned at 2:40 pm.