

ACC Minutes
Loma Linda Subdivision
August 2, 2021
Virtual Zoom Meeting

The meeting was called to order by Chairperson Jo Myatt at 1:04 pm. Those who joined the meeting were ACC Members, Jo Myatt, Nancy Dorenkott , and Steve Hendrix.. We were also joined by guests: Annie Pack, Rita and Roger Jensen, Lisa Jensen, Bill Trimarco, and Jim and Grace Walter.

Before asking for approval of agenda, Jo advised that there was request by Steve Hendrix for a shop/ garage to be considered. Nancy made a motion that the draft agenda be accepted with the addition of the Hendrix request. Steve seconded the motion, unanimous approval given.

Jo asked if there were any questions regarding the minutes of July 5, 2021. As there were no questions, Steve 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, 51 letters were sent to owners whose properties had noxious weeds on their properties. There were actually 57 properties with weeds but some owners owned more than one property with weeds. On July 19 initial warning letters were sent to the HOA dated July 20, 2021 to be sent to landowners. The letters gave these owners 30 days to respond and to date, no responses had been received.

Under new business, the committee reviewed three issues:

1. Bill and Barb Remien, 134 Sunrise Ct had submitted requests for lots 184 and 186 Sunrise Ct for mitigation work. The Remiens had identified approximately 10 trees per lot and had red tagged them. Jo confirmed that the trees were marked and had also confirmed that the ownership of these two adjacent lots had in fact transferred title to the Remiens as this was a recent sale. Steve made a motion to accept this request and Nancy seconded. The request was unanimously accepted.
2. Steve Hendrix, 896 Eight Mile Loop had submitted a request to build a garage/shop. Submitted with the request was a drawing of the proposed building along with the PILC showing the placement of the building on the site. After review of the documents, Jo asked for any additional questions. There were not any questions so Nancy made a motion to accept the request. Jo seconded. Note: Steve recused himself from the vote.

- 3 Eric Smith, 855 Saddleback Dr had submitted a request to expand animal fencing for 1 or 2 sheep. Although his written request indicated that there would be a concrete pad, Eric had indicated to Jo that he would not be doing this. It was confirmed that the fencing would be 30' from the center of the road. Eric indicated in his application that it would be either a wood fence or t post. The height of the fence was questioned. It was determined that in acceptance of this submission, it would be noted that the fence must be below 7 feet as per county requirements, if not engineered. Nancy made a motion to accept and Steve seconded. The request was unanimously accepted.

4. Discussion and review on draft Rule, regulation or Standard, Structures on any lot. Prior to discussion, Jo cited CRS 38-30-168 for reference in discussion of this issue. The first item reviewed was the wording under Item 2, as had been recommended by Rita Jensen, there had been wording inserted following the words, *that is of permanent construction* that stated *with a design that is consistent with the two buildings being connected*. It was recommended that this wording be added back in. Nancy made a motion that this be added back in, Steve seconded and this was unanimously accepted. The second item was recommendation that in the wording of Item 4, the structures referenced should all be in the singular, not plural so as not to cause any confusion. This too was unanimously agreed upon. Finally in item 4, discussion was held regarding the structures listed. The first structure addressed were sheds associated with solar panels. Lisa Jensen clarified that it was important to distinguish that with solar panel sheds there can be sheds for electricity and for hot water equipment. Roger Jensen advised that the new solar system that they were putting in did not include any sheds. After discussion about the storage shed for solar panels, it was agreed that this structure would not be included in item 4. Finally, there was discussion of the clothesline referred to in Item 4 and it was unanimously agreed that the wording for this should be *retractable clothesline*. Following these discussions, Jo asked for any additional input and there was not any. Therefore, Jo will send this draft Rule, regulation or Standard to the HOA board with above mention amendments to be posted and reviewed by the community.

The next ACC meeting was scheduled for September 6, 2021. However, Lisa Jensen insisted that it was the law that a meeting could not be held on a federal holiday. After calling for order, Jo advised she would check on this and that if so, the meeting would be held on September 7, 2021.

The meeting was adjourned at 1:35 pm.