

ACC Minutes
Loma Linda Subdivision
October 4, 2021
Virtual Zoom Meeting

The meeting was called to order by Chairperson Jo Myatt at 1:03 pm. Those who joined the meeting were ACC Members, Jo Myatt, Nancy Dorenkott , Steve Hendrix and Bill Milligan. We were also joined by guests: Anne and Robert Ferris, Rita Jensen, Lisa Jensen, Lea Young, Carolyn Schwulst, Cindy Zabel, Alan Borchardt, Monika Amstein, Maggie Fischer, Alison & Bruce Peeler and Jim & Grace Walter.

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

Jo confirmed that the September 7 and 27, 2021 ACC Meetings' minutes had been provided to ACC members for review. As there were no questions, Steve made a motion that the September 7, 2021 minutes be approved and Nancy seconded the motion; Steve made a motion that the September 27, 2021 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, Anne Ferris thanked all ACC members for their hard work and wanted to let them know that they were appreciated.

Under Old business, the committee reviewed two issues:

A. Discussion of the draft Loma Linda Subdivision Homeowners Association Architectural Control Committee Adoption Rule, Regulation or Standard, Structures Allowed on Any lot and the proposed draft ACC complaint form. Jo asked for comments from the committee on the Structures regulation and comments provided by the community first. Nancy suggested that perhaps since there was a current vote on changes to the CCR's regarding structures in process that we should hold off on this out of respect for what the community has to say on this issue before finalizing this document, and then take into consideration the results of the vote. Nancy further commented that she thanked those that had provided comments on this draft document and certainly we wanted to take time to take into consideration these comments as well before finalization. Bill Milligan agreed as did Steve Hendrix who added that there was no reason to proceed until the vote was tallied. Jo commented that at the last HOA board meeting this document had been rejected because the board indicated that inadequate time had been provided for review and comment. The comments received were only received in the past few days so more time was needed to review and it was best to postpone any vote on this document.

Before going onto further discussion, Steve intervened and suggested that it was important for security reasons to identify the one zoom participant

who had not responded when Jo asked for identification several times as the meeting had opened. Jo again asked for that individual to identify themselves and fortunately it was Lisa Jensen so there was no need for concern.

Discussion continued this time on the proposed ACC complaint form; Jo stated that it was understood that written complaints must go to the HOA and then to the ACC from the board. This form was to be used following the initial complaint received by the ACC so as to clarify any issues; it was not in anyway to supercede the HOA board. Nancy commented that since the HOA board is in charge of complaints, it was important that the HOA board is comfortable with any form regarding complaints. Steve agreed and voiced that it is the HOA board that delegates any complaints and oversees them. Bill agreed as well.

Based on this discussion, it was agreed that the forms should be tabled at this time.

Both Nancy and Jo reiterated that all comments made on the proposed forms were welcomed and the parties were thanked for providing those comments.

B. Noxious Weeds Update; Jo advised that the second letter to be sent to owners who had not responded to the first letter regarding noxious weeds had been sent to HOA board on September 2, 2021, 30 days after the first letter. Thirteen owners were still in violation as of that time. As of the September HOA Board meeting, Bill Trimarco, President, stated that the letter had not been sent out as it seemed threatening. Jo advised that the letter as it stands had been given to the ACC by the HOA board. Therefore if revisions were needed then they should revise the letter.

Under new business, the committee reviewed two issues:

A. Request by William Schriber, 291 Buck Dr for fencing and 3 dog kennels with a dog house within each kennel and one storage shed next to them. Motion to discuss the issue was made by Nancy and Steve seconded. Nancy commented that she felt that more answers were need on this request before a decision could be made. On the proposal it referred to an LLC. There was also reference to mountain mushings which indicated perhaps a commercial operation. She wondered if this could be a business of some sort. Also, there was reference to “guest dogs”. This seemed odd because if a guest brought a dog to her home, it didn’t need a special kennel outside. Nancy expressed that as the issue of legal jeopardy had been raised in a recent HOA meeting she thought that in fact we needed to consider the potential legal jeopardy this could put

the association in, if we did not make sure that all questions were answered. We also needed to consider the neighbors. Monika Amstein commented that she had the very same questions as Nancy had raised. Monika further commented that house dogs were usually kept inside as she did with her dog. Dogs left outside could bark. Jo commented that according to Archuleta county, 4 dogs could be allowed on the property; however in the proposal it mentioned that dogs would be paired in the kennels which made her wonder if in fact there could be 6 dogs. It also referred to sleds and made one wonder if these would be sled dogs.

As a concerned neighbor, Maggie Fischer spoke up and said that she did not want barking dogs. Steve Hendrix said his questions were about the potential noise and was this a business. Robert Ferris said that he had concerns about the potential barking dogs as well. Comments were made about the noise from the Wildlife Park that often set off neighborhood dogs to barking in the night.

Jo reviewed that the request for structures was for 3 kennels, each with a dog house plus a shed. By Archuleta County definitions this would be 4 structures. The planned perimeter fence was to be 7' or less.

Steve made a motion to table this request until further information was obtained. Nancy seconded the motion. The vote on this motion was Nancy, yes; Steve yes; Bill yes; Jo yes.

B. Expanding community interaction with homeowners ; Jo opened up discussion on how the ACC could encourage community interaction. Nancy suggested that it was important that as the ACC we stay within the parameters of our responsibilities unless the HOA otherwise guided. Nancy suggested that perhaps with new builds when we deliver approval to a new owner, perhaps we could include a "Welcome to the Neighborhood" card signed by all of us. Bill Milligan suggested that perhaps we could put together a list of important County numbers to give to new residents, somewhat like the neighborhood volunteer directory had done. Jo suggested that when there is a death in the family or a celebration, it would be great to send cards out. Jo also commented that although the HOA has a members meeting perhaps we could have a social gathering such as a potluck to encourage more personal community involvement. Maggie stated that pre Covid there were plans to do a gathering quarterly. It happened once and then the shutdown occurred. Lea mentioned that sometimes it is not known if a property is bought and maybe a welcome packet (non electronic) could be put together. Lea proposed that a suggestion box be put together at the mailboxes for people to put ideas into. Alison says that she gets great info from the community Facebook and it would be good to let new neighbors know about it. Alison also thanked the ACC for all they do. Bill Milligan suggested that

a notice be put at the post boxes regarding the neighborhood Facebook. In closing Jo advised that these comments would be put together for further discussion at a later date.

The next ACC meeting was scheduled for November 1, 2021.

The meeting was adjourned at 1:49 pm.

Nancy Dorenkott
ACC Secretary

Approved November 1, 2021