

Loma Linda Subdivision Homeowners Association
Minutes of the Board Meeting
October 12, 2021

The meeting, held via Zoom online, was called to order at pm 1:02pm by president, Bill Trimarco.

Directors present: Bill Trimarco, Rita Jensen, Tom Wennerlund. Members present: Sharon Jennings, Bill and Sherry Milligan, Natalie Carpenter, Robert and Anne Farris, Jim and Grace Walker, Nancy Dorenkott, Monika Amstein.

Minutes: A motion to accept the minutes of the September 13, 2021 Board meeting as recorded was made by Tom Wennerlund, seconded by Rita Jensen, and approved by a vote of Tom-Yes, Rita-Yes, Bill-Yes.

Open Forum: No items presented.

Treasurer's Report: Tom reviewed the financials on screen as of September 30. Operating Account balance \$44,361.14; Reserve Fund balance \$22,609.34. On the Profit/Loss statement the Meeting Room Rental covered five months of Zoom online fees. On the Budget vs. Actual the Meeting Room Rental was for the annual meeting and social. A motion to approve the financial reports as presented was made by Bill Trimarco, seconded by Rita Jensen, and approved by a vote of Bill-Yes, Rita-Yes, Tom-Yes.

Committee Reports:

FireWise: Bill T. gave an overview provided by Al Myatt via email. Al felt Put Hill Customs did a great job with Chipper Day activities. Al is collecting Chipper invoices from participating residents so they can be reimbursed 50% of their invoiced costs. Additional chipping requests have been received from some property owners. The Board agreed to extend the 50% payback to them and to a new resident who rented their own chipper upon receipt of their rental invoice for work completed in 2021. Future funding of Chipper Days by the HOA Environmental fund is not guaranteed. FireWise packets were passed out to new residents. FireWise removed an old scrap wood pile from a resident and helped one resident remove hardwood shrubs as part of an insurance requirement. Al is working on new FireWise certification for our Loma Linda Subdivision; we are only one of three in the County.

ACC: Bill Milligan reported that a special meeting was held September 27 to approve a new home build on Eight Mile Loop. A regular meeting was held October 4th for a fenced dog kennel with dog houses and a shed on Buck Drive. No vote was taken on this project; the committee felt additional information was needed as to whether the additions were for personal or business use so as not to put the HOA in jeopardy. Bill T. said separate covenants cover commercial enterprises and felt the ACC was overstepping their authority and being intrusive; ACC should approve or disapprove based on the structures requested and not on the use. Tom said a special ACC meeting should be held soon so the resident is given an answer. There had been some discussion on the ACC expanding their activities to give the community a more personal view of the ACC, but the committee dropped that decision from further discussion; they will focus on buildings and structures.

Old Business:

a) Ballot Status – Bill T. confirmed ballots for the proposed CC&R amendments and for the officer elections were mailed. As in the past, the accountant will confirm the validity of the Lot/Name on the outer envelope to the dues list; the inner sealed ballot will be placed unopened into a container. As a disinterested third party the accountant will open and tally the CC&R votes. Two ballot counters will meet with the accountant to open the inner envelopes of the election ballots. The Board can check the ballots after the fact as oversight verification though ensuring the secure inner ballots are separated from the outer addressed envelopes should be sufficient. Concern was raised as to why an oversight committee is in place for the uncontested officer election, but not for the CC&R ballot which had raised numerous objections.

b) Mailbox Drainage and Fence – The contractor is behind schedule, but Loma Linda is on his list for repairs.

c) Wildlife Friendly Fencing – The issue of lowering the section of fencing between Loma Linda and Echo Canyon Ranch to accommodate migration of elk and deer is being considered a closed issue as neither E.C.R. nor their homeowners want any work done on the fencing.

d) Forest Service Easement – The Eight Mile Loop property owners propose to combine their two lots and move the easement to one side of the property. Expenses incurred would be the responsibility of the property owners; they plan to have a survey completed to ensure where the property lines and easements would be. Required brush removal within the new easement would be at the HOA's expense. A motion to have the property owners present a written proposal including their intent to pay for necessary costs was made by Bill Trimarco, seconded by Tom Wennerlund, and approved by a vote of Bill-Yes, Tom-Yes, Rita-Abstained. Discussion: Rita wants to talk with Steve Hendrix and the Forest Service to ensure who owns the actual acreage in question. Tom has the plat map of these properties and said Forest Service land is behind the lots in question and not included within the resident's property lines. Bill T. noted that the original survey done in the 70s/80s had the wrong lines drawn. The Forest Service allowed residents to purchase some of that land back.

New Business:

a) ACC Violation Letters –

1) Bill T said the second weed violation letter could not be mailed out due to additional modifications needed per the Board and outlined: no invoice amount stated in the letter; format issues (no list of properties which would require the accountant to look up every address); fine amount and time line should have been stated (initially there is a 60-day appeal limit and then 30 days after each letter); the statement they could appeal after paying a \$25 fine was not according to procedures; Ethan Proud (County Weed) was listed as contact, but his 2021 weed list was already full and just contacting him was not enough. Weeds can be controlled without spraying (pulling or mowing). The policy for enforcement says appeals are heard by the Board unless an in-writing request is made for an outside arbitrator. Bill T said the ACC must ensure letters are factual before sending and suggested a draft letter from the HOA be sent to the ACC showing changes that should be made. Loma Linda has 'B' list weeds to be controlled; there are no known 'A' list weeds.

2) The Structures policy has been ongoing for five months. The Covenants give the ACC authority to approve structures and residences. Article IX of the Bylaws states "Architectural Control Committee shall have the power to a) adopt and publish rules, regulations and standards governing the construction of any fence, dwelling, or other structure to be erected or built on the properties or lots within the subdivision." The ACC can request a form be completed, but not change wording to mean singular or plural. Any rules must be approved by the Board. Bill T suggested the policy go back to the original wording. (Note: Guest house was taken out of the original wording.) Rita will return the policy with the Board's requested changes to the ACC and suggested waiting until after the CC&R amendment vote is complete as other changes may be in effect.

The next regular Board meeting will be Monday November 8th at 6:00pm via Zoom online.

A motion to adjourn the meeting at 2:36pm was made by Rita Jensen, seconded by Tom Wennerlund, and approved by a vote of Rita-Yes, Tom-Yes, Bill-Yes.

Sharon Jennings
Recording Secretary

Minutes approved November 8, 2021 as corrected.