

**Loma Linda Subdivision Homeowners Association**  
**Minutes of the Board Meeting**  
**January 10, 2022**

The meeting, held via Zoom online, was called to order at pm 4:01pm by outgoing president, Bill Trimarco. He wanted to ensure a smooth transition from one Board to another and asked the outgoing Board to review the minutes from the December meeting after which the meeting would be turned over to the new Board.

Outgoing Board present: Bill Trimarco, Rita Jensen, Tom Wennerlund. Incoming Board present: Maggie Fischer, Rita Jensen, Bill Remien. Members present: Robert & Anne Farris, Lea Young, Sharon Jennings, Lisa Jensen, Bill & Sherry Milligan, Roger Jensen, Al & Jo Myatt, Matt Fischer, Jim Walter, Barb Hanrahan, Rick & Bernie Sautel, Doris Leitch, Steve & Shelley Baker, Steve Hendrix, Allison Peeler, Sue Wells, Joanie Wittenburg, Jean Smith.

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

**Board Officer Positions:** A motion that Maggie Fischer serve as President and Bill Remien as Secy/Treasurer was made by Rita Jensen, seconded by Maggie Fischer, and approved by a vote of Rita-Yes, Maggie-Yes, Bill R-Yes. A motion that Rita Jensen continue to serve as Vice President was made by Maggie Fischer, seconded by Bill Remien, accepted by Rita Jensen, and approved by a vote of Maggie-Yes, Bill R-Yes, Rita-Yes.

**Public Comments (not on agenda):** Mountain lion sightings within the subdivision were noted with residents reminded to watch out for domestic animals and children. Metro District has reminded residents not to push snow across the road when plowing as it is illegal in Colorado.

**Treasurer's Report:** 2021 Year-end Financial reports were not received by email from the accounting service; that report will be made at the February meeting.

**Committee Reports:**

**FireWise:** Al Myatt reminded residents that snow should be cleared from the fire hydrants, so they are accessible by Fire Department/Emergency crews. One hydrant was almost hit by a car, so he encouraged everyone to slow down and take precautions when driving in winter conditions. He is preparing a recommendation about driving in winter and on secondary roads. Three residents donated \$450.00 to Wildfire Adapted Partnership. Donors should be receiving a receipt for tax purposes. Al is available to help residents when clearing driveways/berms if the resident does not have an existing contractor doing the work.

**ACC:** Jo Myatt reported there was no meeting held in January as there was not business. The committee will meet at their regular schedule in February.

**Old Business**

**a) Amended CC&Rs** – The amended CC&R document is on the website. Maggie thanked Bill T and Tom for the work done getting the document ready and posted and for getting the amended CC&R recorded with the County. The Board will take care of giving a copy of the new covenants to all the Title companies in town.

**b) Forest Service Access Easement** – This was tabled by the outgoing board in December and is now in the hands of the incoming board. The Bradford's were looking for actual documents regarding the easement. Maggie obtained a deed from the County granting the property to Loma Linda but may not be the easement. Any discussion will be continued when the Bradford's are in attendance and all documents area in-hand and understood. A survey from Spotted Eagle was also available. A motion to table discussion until February was made by Rita Jensen, seconded by Bill Remien, and approved by a vote of Rita-Yes, Bill R-Yes, Maggie-Yes.

**New Business:**

**Legal Counsel** – A motion allowing the incoming Board to reach out to legal counsel to ask questions, find out about policies, etc. was made by Rita Jensen, seconded by Bill Remien, and approved by a vote of Rita-Yes, Bill R-Yes, Maggie-Yes. Discussion: Board members will create a list of questions through the Loma Linda email address to be discussed with the lawyer. Email is not considered a public meeting since not open to residents.

**Dues Invoice** – These were mailed, should have been received, and need to be paid by March 1<sup>st</sup>. An inquiry was made about another way to pay dues for those who do not write checks. The new Board will be meeting with the outside accounting service on January 13<sup>th</sup> to learn what she does for the HOA and will ask for her suggestions on that issue with the intent to make payment as flexible as possible and see what they are comfortable with such as

Venmo or Zello. A resident suggestion was to have such residents get a counter check from a bank as to not put a burden on the accountant. Additional fees may be charged for such services.

**Annual Members Meeting/Picnic** – A motion was made to discuss the date of the annual meeting was made by Rita Jensen, seconded by Bill Remien. A motion to set the date as Saturday July 9 was made by Maggie Fischer, seconded by Bill Remien, and approved by a vote of Maggie-Yes, Bill R-Yes, Rita-Abstained. Discussion: This date allows non-resident members to come and have Sunday for travelling home. Penciling in a date early, being close to the 4<sup>th</sup> of July holiday is good; August may be too late; most come for the food and drink.

**Social Committee** – Maggie Fischer made a motion to discuss forming a social committee, seconded by Bill Remien. Opportunities to let people get to know each other and interact the better for a sense of community; a hike, cross-county skiing, a joint dinner. The committee could generate a welcome packet with CC&Rs, directory information, put together quarterly events like the annual meeting, sending a note to those who might ill or in need encouragement, etc. A motion to send out an HOA email blast to inquire who might wish to be on such a committee was made by Rita Jensen, seconded by Maggie Fischer, approved by a vote of Rita-Yes, Maggie-Yes, Bill R-Yes. Other committees can be formed to work on other issues that come up.

**Website Upgrade** – A motion to reach out to someone to make the website more user friendly was made by Rita Jensen, seconded by Maggie Fischer, and approved by a vote of Rita-Yes, Bill R-Yes, Maggie-Yes. Discussion: Maggie will contact Natalie Carpenter, a new property owner, to provide the Board with the scope of work and to provide a quote for services. The intent is also to make the website more secure with a private residents' section and a password-protected section for Board members only. Digital storage is necessary rather than paper storage. The webmaster should be paid for their work by presenting an invoice for their services.

**Petition to Amend CC&Rs** – A petition was received to amend the CC&Rs to ban short-term rentals (less than thirty days). A motion to discuss STRs was made by Bill Remien. Doris Leitch gave an overview of STRs, how they might impact Loma Linda including concerns and complaints from residents who have homes next to STRs. She covered Archuleta County STR policies and shared articles she reviewed; there are some regulations in the town of Pagosa, but not as many in the county areas. A few new STRs are being opened in Loma Linda, another is on probation, and one permit has been dropped. Doris provided Board members a notebook of historical information about STRs which can be shared with interested residents. A motion to accept the petition and move forward with the process was made by Rita Jensen, seconded by Bill Remien, and approved by a vote of Rita-Yes, Bill R-Yes, Maggie-Yes. It will be posted on the website for resident input, an email blast will be sent to residents to review the proposal, a link could be posted on the Loma Linda Neighbors Facebook page. Discussion: A comment was made that the Colorado Supreme Court states use of STRs cannot be limited. The proposal allows current STR owners to exist for a select period. Some Realtors actively soliciting non-residential property owners to rent their homes as STRs. Venture capitalists in the United States are taking interest in STR ventures and could even buy properties within Loma Linda and moving rentals in. The petition was displayed, and it was noted that over 10% of property owners signed the petition; signatures and lots represented must be validated. The proposal will be posted on the website showing the Intent, Background, and wording of the proposed amendment. The subject will be discussed again at the February meeting. The Board will follow the current HOA policy pertaining to posting material on the website. Another meeting is needed for residents to join in a robust discussion. Input is needed on the Pros and Cons. Input will be allowed by attendance at a meeting, by email, etc. It was suggested that the proposed amendment be amended to prohibit homeowners from not only renting but advertising their properties as STRs. Other options rather than an outright ban of STRs should be discussed. Information needs to be fair and balanced. The Board of County Commissioners spent hours and hours at meetings reviewing this subject. It would still be allowable to rent Loma Linda properties for thirty days or more.

**Next Meeting** – A motion to move the date of future board meetings to the second Tuesday of each month was made by Rita Jensen, seconded by Bill Remien, and approved by unanimous Board vote. The next meeting is Tuesday, February 8<sup>th</sup> at 6:00pm via Zoom. The meeting was adjourned at 5:12pm.

Sharon Jennings  
Recording Secretary

Minutes approved February 8, 2022 as written