

Loma Linda Subdivision Homeowners Association
Minutes of the Board Meeting
March 8, 2022

The meeting, held via Zoom online, was called to order at 6:00pm by president, Maggie Fischer.

Board members present: Maggie Fischer, Rita Jensen, Bill Remien.

Members present: Sharon Jennings, Robert & Anne Farris, Bill & Sherry Milligan, Roger Jensen, Al & Jo Myatt, Matt Fischer, Jim & Grace Walter, Lea & Carolyn Schwulst-Young, Rick & Bernie Sautel, Steve & Shelley Baker, Bruce & Allison Peeler, Sue Wells, Donald & Kim Franco, David & Jean Smith, Willem & Sarah Schutte, Joanie Wittenburg.

Minutes: A motion to accept the minutes of the February 8, 2022 minutes as recorded was made by Bill Remien, seconded by Rita Jensen, and approved by a vote of Bill R-Yes, Rita-Yes, Maggie-Yes.

Treasurer's Report: Bill R. reviewed the Financials through February 2022 which will be posted on the website. The Balance Sheet showed the Operating Fund at \$53,094.52 and the Reserve Fund at \$22,612.15. The Profit and Loss statement and the P&L Budget Performance were displayed and reviewed with a reminder that the monthly budget is 1/12th of the annual budget. Bill R will review interest bearing accounts to increase interest on the higher balance accounts we have. A motion to approve the Financial Reports as presented was made by Maggie Fischer, seconded by Rita Jensen, and approved by a vote of Maggie-Yes, Rita-Yes, Bill R-Yes.

Open Forum/Public Comments: a) Maggie worked with Grace and they were able to solve the unreceived email issue. b) Robert Farris reminded all that a resident's directory is available, but many do not know about it. Once the website is updated a link to the directory form will be available. c) Sharon Jennings shared a note from the Post Office left at the mail station reminding residents that any unwanted or junk mail cannot be put back into the outbox slots; they cannot pick up trash mail; residents were reminded to take all mail home and dispose of appropriately.

Committee Reports:

FireWise: Al Myatt distributed FireWise information packets to one or two residents. Otherwise, activities are quiet. He offered his assistance to any property owners.

ACC: Jo Myatt reported that at the March 7 meeting three requests were reviewed and approved.

228 Echo (Hall) – Storage Shed w/covered deck

2468 Loma Linda (Dunbar) – Fencing for dog run

1735 Loma Linda (Myatt) – Fire Mitigation (tree thinning/pruning)

Social: This is a new committee formed by neighborhood volunteers. Anne Farris shared three main purposes/goals of the committee: social events, welcome packet, support of neighbors in need. Allison Peeler shared ideas for get-togethers including a coffee (at a home or in town), snowman build, hikes, birding group, progressive porch party, the annual members picnic (July 9), holiday cookie swap, pool/card/dominos/bridge night, ski outing, fishing. Maggie noted that a charter was being created with input from the committee. She will provide Juliet's email to rest of committee. A kick-off coffee late March will be posted.

Old Business:

Short-Term-Rental Proposal – A work session to finalize Pros and Cons to go out with the ballot was held by the Board and attended via Zoom by many residents using input received at the January and February meetings and any written correspondence received from property owners. The wording of the

proposed amendment to ban S-T-Rs with those Pros and Cons were sent to the HOA lawyer. Final wording was received back (and shared) with three additions suggested by the lawyer: 1. Revised two statements into separate sentences regarding 'no advertising of STR' and 'rentals not permitted for less than 30 days', 2. Statement that tenants need to abide by governing doc while there, 3) the HOA can adopt rules regarding enforcement. The written email statement from the lawyer shared their opinion on the proposal and noted some additional Pros that could be added. This document will be included as an addition to these minutes. A motion to approve the amendment was made by Rita Jensen, Oseconded by Bill Remien, and approved by a vote of Rita-Yes, Bill R-Yes, Maggie-Yes.

Timing: The Pros & Cons, Proposed Amendment wording, and ballot instructions will be sent to the Outside Accountant who will mail the data and ballot to each Loma Linda property owner. The Board will email all property owners that ballots were mailed. 97 Yes votes are required for the amendment to pass (51% of the property owners). A reminder was made that 1. an uncast vote or an unmarked ballot returned by the property owner is considered a 'No' vote, 2. Ballots are not accepted from owners who have not paid dues.

Annual Dues – HOA dues of \$80 were due March 1; Interest will begin to accrue.

Other Committees – i. Bill R will check with other HOA's about their mission statements and will work on a draft for Loma Linda. A survey/questionnaire to property owners for input on improvements to the community and find out what's on your mind is being planned and expected to go out in late Spring. Input from interested owners on what to include is encouraged.

ii. A committee of wordsmiths to review language in the Bylaws and the Policies will be formed from volunteers. Some items may no longer apply, some (use of email) may be added. If interested, contact Board by Gmail.

IT Contact – Maggie suggested this item be moved to the April meeting.

Forest Service Access Easement – All documentation was sent to the HOA attorney who has been in contact with the property owner's attorney. Maggie will meet with the HOA lawyer March 9th. A question was raised as to whether an allowance or negotiation could be made with the property owners to allow a third horse on one lot since they do own two lots although they cannot be joined due to the easement. Maggie noted that at this point, no contact has been made from the property owners to the Board on that issue.

Fire Hydrants – Rita noted that in January of 2021 both she and Bill Trimarco (past president) contacted PAWSD and the Fire Department to flush the hydrants in Loma Linda. There was no agreement reached between the two entities as to cost. Past damage had been done when untrained workers tried to do the work. Justin from PAWSD is willing to work with experienced volunteer residents on this project. Rita mapped the thirty-five hydrants presently and the distance between hydrants (400-2000+ feet apart) to help determine if additional hydrants can be added. There are different standards on distance and the county rules relating to us should be reviewed. This data could be put on the website and plotted on the area map at the mail station. The water level of the water tank on the hill should be checked into as well especially with the dry summer/fall coming. Roger Jensen shared his experience and is willing to assist with this project. Steve Hendrix was also suggested as a source for help. The cost for a hydrant is about \$4500-5000 each.

Neighborhood Fire Victims – They are so thankful for the generosity of their Loma Linda neighbors. They have located both cats and are working to determine the status of rebuilding (it doesn't appear it is a full tear-down). Right now, their need is a place for long-term rental (about one year) which they are finding very difficult to find; any recommendations would be appreciated through the HOA Gmail.

Property Owner HOA Email List – Maggie is working to unsubscribe people who are no longer owners within Loma Linda. The list also must be updated to add names to existing email address. The Board continues to clean-up records and general emails into categories.

New Business

Lighting for the Loma Linda Sign – Al Myatt will check into options for lighting the Loma Linda sign at the entrance to the subdivision. High-powered solar is one option. A motion to approve putting lighting at the Loma Linda entrance was made by Maggie Fischer, seconded by Rita Jensen, and approved by a vote of Maggie-Yes, Rita-Yes, Bill R-Yes. Discussion: Al will have a quote sometime in the spring. Lights should be downward facing to not interfere with the Dark Sky provisions in the county, as they will be on all night. Information on Dark Sky provisions should be included in the welcome packet and in an email blast. Al also replaced batteries in the solar lights at the mail station.

Website – Email the HOA Gmail address with any ideas for improving our website. Maggie would like to have a password protected residents only section where our minutes, financial reports, and notices can be stored. A section with photographs would be nice as well as a location for new notices that is easily seen upon accessing the site. A dedicated person to keep the site up-to-date, to keep track of and remove addresses of people who have moved out so only current property owners can access it. This may be something our Outside Accounting Service can help with.

Next Meeting – The next regular HOA Board meeting will be Tuesday April 12, 2022 at 6:00pm via Zoom online. Transitioning to a hybrid model (in-person and online) was discussed and will be tested by the Board at the next meeting. After discussion on the benefits of both in-person and online meetings it was decided that the ability to have part-time residents attend meetings online was a positive reason to keep it online until a hybrid version can be tested to ensure quality of hearing the speakers and seeing presentations. Matt Fischer will investigate audio and video systems to meet that need; it may be as simple as a good microphone and even a television to display. Having summer and fall meetings in person and winter meetings online was suggested. The cost of renting the Community Center would be saved and it would eliminate the need for travel. We will miss the face-to-face visiting with neighbors. The Myatt's are willing to share their home for meetings within the subdivision.

The meeting was adjourned at 7:30pm.

Sharon Jennings
Recording Secretary

Minutes approved as corrected (re: Social Committee) April 12, 2022

The Addendum below is included per instructions from above minutes:

Loma Linda HOA <lomalindapagosa@gmail.com> Thu, Mar 10, 6:06 PM

Below is the attorney's written review to be added to the minutes for March as per our current policy on proposed changes to the CC&Rs.

Thank you,
Maggie

----- Forwarded message -----

From: **Debra J. Oppenheimer** <DOppenheimer@altitude.law>
Date: Wed, Mar 2, 2022 at 1:08 PM
Subject: RE: Loma Linda HOA Amendment
To: Loma Linda HOA <lomalindapagosa@gmail.com>

I have reviewed the proposed amendment and the “pros and cons” that will be sent out to owners. There is nothing illegal in the amendment as proposed. It could be more detailed but what is listed is allowed and not contrary to any laws in Colorado.

There are no incorrect legal assertions in the pros and cons. There are two other “pros” frequently stated in other situations that has not been listed which is many STRs have no limit on the number of guests so the propensity for use of the homes for parties increases. STR increase road traffic due to the fact there is frequent “move-in and move outs”.

Debra J. Oppenheimer :: Partner

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