

Loma Linda Subdivision Homeowners Association
Minutes of the Board Meeting
April 12, 2022

The meeting, held via Zoom online, was called to order at 6:01pm by president, Maggie Fischer.

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

Members present: Lea Young, Sharon Jennings, Anne & Robert Farris, Juliet Wooten, Bernie & Rick Sautel, Kim & Ronald Franco, Barb & Bill Remien, Matt Fischer, Sheree & Steve Hendrix, Shelly Baker, Jean & Dave Smith, Sherry & Bill Milligan, Tom Wennerland, Doris Leitch, Rick Burdon, Jon Bradford, Sue Wells, Grace & Jim Walter, Bruce Mrachek, Jo & Al Myatt, Carolyn Schwulst, Mark Pfetzer, Willem Schutte, Alison & Bruce Peeler.

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

Open Forum/Public Comments: a) Bruce Mrachek said he was doing better and able to walk more after his accident. b) The Board responded to an inquiry and reported that the damaged fence at the corner of south Saddleback and Loma Linda will be fixed in June by a group of volunteer residents. c) Tom W. asked for an update on the fire hydrants. Rita had mapped the locations of existing hydrants and spoke with the Fire Department. Volunteers Al Myatt, Peggy Beach, Steve Hendrix, and Rita Jensen will discuss flushing the hydrants and some will meet with the Fire Department and PAWSD first. The Board will determine if and how many hydrants may be needed after input is received. Sue is willing to research new hydrant needs. d) Sue reported that a section of fence was down on the east side of the subdivision behind the Crouse residence off Saddleback. e) Tom W. asked when gravel would be added to the roads as it is really needed. The Board asked him to reach out to the Metro District as they manage all maintenance to subdivision roads. f) Alison expressed her thanks to residents who reached out to them after their home was burglarized and offered help.

Treasurer's Report: Bill R. reviewed the Financials through March 2022 including the Balance Sheet which has an Operating Fund of \$49,253.59 and Reserve Fund of \$22,612.72; Total Assets are \$82,770.10. He contacted the HOA accountant regarding rules on non-profits putting funds into interest bearing accounts and will check further into that. The Profit & Loss Statement showed the largest expense was for General Comp. Insurance and for Professional Fees. The P & L Performance was reviewed and showed a slight overage on Income received. 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. These reports will be added to the HOA website.

Committee Reports:

ACC: Jo Myatt reported that the committee met in April and approved the following requests:

- Tom Wennerland, Loma Linda Dr – Deck
- Bill Trimarco, Loma Linda Dr – 15' x 30' fence
- James & Beth Terry, - Green House
- Jennifer Heiser, Echo Dr – Removal of burned house

Jo shared general information on the Archuleta County Vacant Land Assessment. She also submitted to the HOA Board a response from the ACC to the September 13, 2021 letter from the previous board president and asked that the ACC rebuttal be included in these minutes. A motion to attach the ACC rebuttal to the April minutes was made by Maggie Fischer, seconded by Bill Remien, and approved by a vote of Maggie-Yes, Bill R-Yes, Rita-Yes.

Social: Anne said the community coffee hosted by the Peelers was attended by about twenty residents. The committee is working on other events and reported that three sympathy cards had been sent to residents and former residents, and that Welcome packets were being created to be sent or given out. The committee has created a charter and submitted it to the Board for review and approval. They are working on a venue and caterer for the July 9 Annual Members Meeting and have suggested having it at the CSU Extension building on Highway 84 with Sage Restaurant providing meats and residents bringing potluck dishes for sides and desserts. A motion to reserve the CSU building and to pay for the rental fee of \$150.00 was made by Maggie Fischer,

seconded by Rita Jensen, and approved by a vote of Maggie-Yes, Rita-Yes, Bill R-Yes. A Certificate of Liability is needed. A motion to reserve Sage Restaurant to supply meats and to pay for the deposit was made by Maggie Fischer, seconded by Bill Remien, and approved of Maggie-Yes, Bill R-Yes, Rita-Yes. Bernie will check with CSU to find out if alcohol is allowed on the premises. Juliet reminded everyone that if CSU allows alcohol, it will be 'bring your own'. Any contracts needed from the venue or restaurant need to be signed by president Maggie.

Documentation: The committee to examine the wording of various HOA documents for clarity is made up of Matt Fischer, Sherry Milligan, and Roger Jensen. They will begin with a review of the Bylaws and then move on to Policies and Procedures.

FireWise: Matt asked all residents that complete any type of fire mitigation efforts on their property to keep track of the hours spent and to send those hours worked to Al Myatt. This is needed to keep our FireWise certification for Loma Linda. Maggie will include this in the next HOA email notice.

Old Business:

Short-Term-Rental Amendment Status – Ballots were mailed out by the outside Accountant on March 26; the HOA sent a notice of that mailing to residents on March 28. Completed ballots/votes are due at the Accountant's by May 30, 2022. Any resident who has not received a ballot should contact the HOA by email as soon as possible so a replacement ballot can be mailed to them (include current mailing address with any request). As of this meeting, ninety-four ballots were received by the Accountant and none have been returned as undeliverable. The Board noted that several residents, expressing opinions on both sides of the STR issue, had mailed personal letters to residents of the HOA. The Board assured residents that they listened to both sides of the issue as well and were not showing bias to either side as suggested in one letter. HOA's do have the authority to endorse amendments, but the Loma Linda Subdivision HOA chose not to endorse any side.

Resident Survey – Bill R crafted questions to the Board to receive feedback on how the resident survey on ideas for improvements to the community, should be conducted.

Forest Service Access – Maggie shared that the HOA attorney prepared and sent a letter to the resident's attorney specifying that the fence encroaching on the forest service access be moved.

Lighting Sign – Al installed new solar night lighting at the main entrance sign ensuring the light was focused downward and didn't impact Dark Sky initiatives. Sue came out at night and checked the operation; Al and Matt fixed a flickering light. It was mentioned that when car headlights hit the sign the lights will dim until the car passes.

Directory – Robert created a form for a resident directory in 2021 and has had a number of residents sign up to share their name, email and/or phone number with other residents. A motion to endorse the use of a resident's directory was made by Rita Jensen, seconded by Bill Remien, and approved by a vote of Rita-Yes, Bill R-Yes, Maggie-Yes. It was agreed that only those residents who have completed and signed the form will be included in the directory and will only be made available to those residents. Residents in possession of the directory will not share with people outside of those in the directory. It will not be shared with any outside parties or telemarketers. The Board will put the form on the website for residents to download and submit if interested. The directory should include the names and contact information of committees and members (FireWise, ACC, Social, etc.) It will require regular monitoring to update and/or remove residents who have moved away from Loma Linda. Matt is willing to work to create a database with pertinent information that residents can select from to go in the directory. Such a directory is meant to enable residents to stay connected with each other. Presently, the directory will be sent to enrolled residents via electronic means which they can download and print. In the future, the Board may consider expending funds to mail the directory. The Board reiterated that they are sending out more frequent email blasts, to all residents with an email address in the HOA files and can include a variety of notices and information of interest to residents. Maggie will work with Robert, who is the Chair of the Directory group (possibly to be called the Communications Committee along with Matt Fischer, Sherry Milligan, and Anne Farris), to get started on updating the format and putting it on the website.

Social Committee Charter – A motion to approve the Charter as submitted by the Social Committee was made by Rita Jensen, seconded by Bill Remien, and approved by a vote of Rita-Yes, Bill R-Yes, Maggie-Yes. Discussion: The charter had been posted on the website for a 30-day resident review period.

New Business

Nominations to Board – A three-year Board position, running from January 1, 2023 through December 31, 2025 is open. Bill Remien is half through his year of service which comes up for election at the annual meeting. Volunteers to serve on the Nominating Committee are charged with finding residents to run for the open position. An email blast will go out to solicit committee volunteers. Sue Wells is willing to assist and asked Bill R if he would consider taking on a position and he said he would consider it.

Subdivision Map – The map displayed by the mail station needs to be updated. A motion to update the map for display at the front of the subdivision and to include the updated version on the website was made by Maggie Fischer, seconded by Rita Jensen, and approved by a vote of Maggie-Yes, Rita-Yes, Bill R-Yes. It will include new resident street numbers and the location of each fire hydrant. Maggie will reach out to Darlene Cassio, who helped put the original map together and is willing to assist the Board in getting it updated. The Metro District suggested that primary and secondary roads within the subdivision be color-coded on the map.

Next Meeting – The next regular HOA Board meeting will be Tuesday May 10, 2022 at 6:00pm via Zoom online. A test, in preparation of doing a hybrid meeting, using a speakerphone was not conclusive and has to be worked on further.

The meeting was adjourned at 7:15pm.

Sharon Jennings
Recording Secretary

Minutes approved May 10, 2022 as written