

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

The meeting, held via Zoom online, was called to order at 6:03pm by president, Maggie Fischer. A motion to amend the agenda to add the Residential Directory to Old Business was made by Rita Jensen, seconded by Maggie Fischer, and approved by a vote of Rita-Yes, Maggie-Yes, Bill-Yes.

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

Members present: Terri Moser, Peggy Beach, Nancy Dorenkott, Barbara Hanrahan, Sharon Jennings, Matt Fischer, Bill Milligan, Tom Wennerlund, Roger Jensen, Jon Bradford, Sue Wells, Ron and Kim Franco, Robert and Anne Farris, Al and Jo Myatt, Rick and Bernie Sautel, David and Jean Smith, Shelley Baker, Sarah Schutte, Tom Highsmith, Ed Snyder, Becky Endres, Barb Remien.

Minutes: A motion to accept the minutes of the April 12, 2022 minutes as written was made by Rita Jensen, seconded by Bill Remien, and approved by a vote of Rita-Yes, Bill R-Yes, Maggie-Yes.

Nominating Committee: A motion to approve the appointment of three residents, Becky Endres, Peggy Beach, and Nancy Dorenkott, to the Nominating Committee was made by Rita Jensen, seconded by Bill Remien, and approved by a vote of Rita-Yes, Bill R-Yes, Maggie-Yes. Each appointed candidate gave their verbal agreement to serve on the committee. They will work to fill a three-year Board position from January 1, 2023 through December 31, 2025. The HOA Board will send an email blast to residents encouraging anyone interested to contact the committee if they wish to be included as a candidate for this position.

Open Forum/Public Comments: Maggie spoke with a Postal Service delivery person who noted that residents are not picking up packages from the parcel lockers at our mail station in a timely manner which is causing a shortage of space for new packages. Some residents have had to drive into the Pagosa Post Office to pick up packages because the lockers at Loma Linda were full.

Treasurer's Report: Bill R. reviewed the financials for April. The Balance Sheet shows the Operating Fund at \$47,827.94 and the Reserve Fund at \$22,613.30. Outstanding annual dues is at \$8,518.12. The Profit & Loss Statement showed interest of \$.99. He checked with our Bank's representative about our current interest rate (2/10ths of 1%) who said our account is optimized. Unless funds are tied up for extended periods, we cannot earn any more. A suggestion to put together a modest brokerage account with quality "blue chip" companies would require the counsel of the HOA attorney. An investment committee of residents may be needed to move forward. HOA Socials was at \$800 which included a \$300 rental fee for the annual meeting venue along with a \$500 deposit. 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:

FireWise: Al reminded residents that the County is on a Red Flag Alert due to high winds and dry conditions. Keep fire protection in mind and do any fire mitigation (thinning, pruning) to keep property clear of downed limbs, etc. FireWise has collaborated with some residents on erosion prevention projects and has handed out several information packets. Chipping work can be scheduled if residents want one. Al is willing to assist any resident with such projects; any donations given to him are distributed to the Library, Wings Childcare, Wildfire Adapted Partnership, Rotary, etc. Keep track of hours spent on mitigating your property and email hours to Al as that is needed as part of our annual certification as a FireWise Community.

ACC: Jo said the committee met on May 9th. The following requests were approved: a) Hanrahan, Loma Linda, Shed; b) Franco, Saddleback, Tree Removal; c) Highsmith, Loma Vista, Tree Removal; d) Highsmith, Eight Mile Loop, Tree Removal; e) Milligan, Shed and Tree Removal; f) Young, San Juan, Gates; g) Thompson, Conifer, Fence removal and Erosion Control. One letter regarding a propane tank violation (screen down) will be mailed to the property owner

Social: a) Anne said the committee is planning a fun annual meeting to include the band “Jackson Mountain Ramblers” along with Sage Eatery for the main meal and potluck dishes provided by residents. A flyer will be emailed to residents, posted on the website, bulletin board, and Facebook. A motion to approve funds to pay for the band was made by Maggie Fischer, seconded by Bill Remien, and approved by a vote of Maggie-Yes, Bill R-Yes, Rita-Yes. b) A Welcome Packet is being worked on but is not ready to be distributed yet.

Documentation: A committee of Matt Fischer, Sherry Milligan, and Roger Jensen are working on the first pass to fix typographical errors and various changes to the Bylaws. They hope to have this ready to be presented at the annual meeting.

Resident Directory: Robert Farris, Anne Farris, and Matt Fischer are working to update the existing form. Assurances were given that the completed directory will only be available to those who have signed up to participate and receive it; it should not be shared from resident to resident. The new form will have a checklist of data items that residents can select to have included in the directory. The HOA email address will be added to the form so residents can email their requests or changes directly; it will allow the HOA to update their Master Mailing List so the most current email and/or mailing addresses are on file when HOA sends dues letters, email blasts, etc.

Fire Hydrant: A motion to investigate what is involved in adding additional hydrants in the subdivision was made by Maggie Fischer, seconded by Bill Remien, and approved by a vote of Maggie-Yes, Bill R-Yes, Rita-Yes. Rita spoke with the Fire Department and wants resident input with a meeting between the Fire Department, FireWise, and residents. Sue Wells and Tom Wennerlund presented a report on their research and opinions that was done on the issue of new fire hydrants, some of the costs involved, and what areas they feel are most in need of new hydrants after meeting with PAWs representative Justin Ramsey and Pagosa Fire Captain Kelly Robertson. The report with their conclusion is attached. A concern was raised about evacuation of the subdivision as now there is only one sure exist via Eight Mile Mesa to Hwy 84. The HOA should investigate Grant funding and/or cost sharing through the County. The costs for hydrants and installation are high; installing more than one at a time would lower the cost of contractors and equipment rental. The HOA does have some reserve funds but cannot draw those funds down to zero. Money should be spent to ensure the safety of our homes and residents. A work party should map the hydrants and plot distances between hydrants and homes. Residents should participate in annual mitigation efforts to protect homes from wildfires and consider adding their own hydrant if they feel one is needed closer to their home than those already in the subdivision. There are different firefighting procedures for wildland fires versus residential fires; a dedicated brush truck was another idea. Incremental steps could be taken to care for residents and properties. The Board must meet to process all the information shared at this meeting, to have a meeting with the FD (Rita will coordinate the meeting), and to discuss and approve any expenditures. Sue will forward information received from the FD/PAWSD gathering to the HOA Board.

Old Business:

Short-Term-Rental Ballot Status – The outside accountant reported receipt of one hundred thirty-five Ballots received. The accountant will count ballots on May 23; once results are given to the HOA those results will be emailed to residents.

Forest Service Access – Jon Bradford shared the results of the survey showing that the fence, put up fourteen years ago, is well over the easement and property line except for the south post. He contacted the Board and had Maggie and Bill R. come out to the site. He would like to rectify an issue that surfaced after buying the neighboring lot and mentioned moving the easement (at his cost) to the west side of his property which is level and accessible. The neighbor on that side objects to having the easement moved as it would affect them. After further discussion from all interested properties, the Board determined that the fence needs to be moved off the forest service access. The owners can add a gate to move from one property across the access easement to the neighboring property and if desired, add a fence and gate on the neighboring property while leaving the easement in place. If public parking on the road by residents using the forest access becomes an issue the Board can be approached for help (adding signage, etc.).

New Business

Subdivision Clean-Up – Maggie will have the Social Committee plan an ‘Earth Day’ neighborhood clean-up to walk the roads and pick-up trash. She will ask the Myatt’s to host a post-trash pick-up gathering with drinks and snacks.

Next Meeting – The next regular HOA Board meeting will be Tuesday June 14, 2022 at 6:00pm via Zoom online. The July meeting date may need to be changed; this will be decided at the June meeting.

The meeting was adjourned at 8:28pm.

Sharon Jennings
Recording Secretary

Minutes approved June 14, 2022 as written

Our goal:

To research and facilitate the installation of new fire hydrants in the subdivision this summer.

Reason for our interest:

To fill in substantial gaps in coverage in the neighborhood.

What we did:

1. Obtained summary of work done on this topic by previous board over a year ago, and Rita Jensen. (Mentioned in 2/2021 minutes discussion of cash reserves).
2. Drove around to verify the placement of current hydrants in the neighborhood as per PAWS map. Retired fire fighter Steve Hendrix came along and gave valuable insight as to where the main gaps were.
3. Met with the Fire Captain Kelly Robertson and Justin Ramsey from PAWS on site to review these gaps and determine what the community needs to do to install hydrants.
4. Obtained detailed Hydrant specifications from PAWS.
5. Called Grand Junction Pipe for pricing/availability

What we learned or determined:

1. There are currently 4 major gaps in the neighborhood, 2 of which should really have 2 or 3 hydrants to assure good coverage.
2. Gaps are on:
 - a. Loma Linda between Buck and Echo. 1 Hydrant.
 - b. Loma Linda between Trimarco's house and Hanrahan's. Fire department recommended at least 2 hydrants here, possibly 3.
 - c. Eight Mile Loop between Bonita and what used to be Jack Lilly's house. 1 Hydrant.
 - d. Saddleback between the corner near the mailboxes and Crouse's. Fire department recommends 2 hydrants, but we could probably get away with one for now until new houses are built.
 - e. Potential future gaps in several places depending on density.
3. According to NFPA (National Fire Protection Assn.) "Fire hydrants shall be provided for detached one- and two-family dwellings in accordance with both of the following:
 - a. The maximum distance to a fire hydrant from the closest point on the building shall not exceed 600 ft (122183 m).
 - b. The maximum distance between fire hydrants shall not exceed 800 ft (244 m)."
4. Fire department Fire Captain Kelly Robertson agreed with NFPA guidelines and would be satisfied with hydrants 800 feet apart.
5. Fire department suggested that we do NOT "split the difference" on the longer stretches by just putting one in the middle.
6. Even if hydrants are 800 feet apart on the road many/most of our driveways are hundreds of feet long.
7. Fire trucks carry 1,000 feet of hose. Pressure is lost due to friction as the length of hose increases.
8. Flag codes are as follows:

- a. Red indicates water-flow capacity of less than 500 gallons-per-minute (GPM)
 - b. Orange indicates water-flow capacity of 500 to 999 GPM
 - c. Green indicates water-flow capacity of 1000 to 1499 GPM
 - d. Blue = over 1500 GPM = best
9. Misconception is that the hose would go directly from the hydrant to the house. This is not the case. Hose would go down the road, then up the driveway, to the house, requiring possibly hundreds more feet of hose.
 10. Water supply in the neighborhood comes from a storage tank on top of the hill at the south edge of the subdivision.
 11. Previous discussions indicate each Hydrant costs around \$4,800. Per phone with GJ Pipe this morning they are now closer to \$5,464 for the Hydrant, gate valve and tees. (\$3,664 + \$1,500 + \$300). There is currently a lead time of 16 to 20 weeks, so need to get order in immediately!
 12. Installation costs to be determined based on which contractor we use, how many will be installed, how easily they can find the water line, etc. This has been estimated to be between \$2,000 and \$5,000.

What needs to be done:

1. Board needs to approve the process and expenditures.
2. Board needs to decide how many we should put in this year and where. Evaluation shows that at least 7 are needed, 5 urgently.
3. Complete paperwork with PAWS.
4. No more contact with Fire department is necessary.
5. Order Hydrants from Grand Junction Pipe.
6. Hire a contractor familiar with this kind of work.

Conclusion:

1. This matter is extremely urgent, especially given the recent fire and winds.
2. The HOA has plenty of funds to tackle this, and we can't think of any better way to spend it. (Cash in bank increases by \$4k+ per year).
3. Feel that a decision needs to be made at this meeting so the work can be completed before the ground freezes. We are going to be shaving it close!
4. Need to propose a vote today to get ball rolling.

Other items to share:

- 1) PAWS will provide diffusers and training for the testing. This is hard work.
- 2) Testing was last done in the neighborhood 3 to 4 years ago per FD.
- 3) FD concerned about evacuation of subdivision. This was discussed at length a few years back. Need to find that info and share. Is the gate in the back open/locked?