

**Loma Linda Subdivision Homeowner's Association**  
**Annual Member's Meeting**  
**July 25, 2021**

Directors present (Voting Lots – (5): Bill Trimarco (3), Tom Wennerlund (1), Rita Jensen (1)  
Members present (Voting Lots – (38): David & Tracey Cain (1), Mel and Darlene Cassio (1), Ed & Beverly Chester (1), Kim Campbell & Dorothy Dawson (1), Kenneth & Nancy Dorenkott (1), Don Farr (1), Robert & Anne Farris (1), Judy Estell (1), Paul & Barbara Hanrahan (1), Steve & Sheree Hendrix (1), Carolle Hunt (1), Sharon Jennings (1), Roger & Rita Jensen (1), Michael & Doris Leitch (1), Stacy MacDonald (1), John Porco & Becky Hermann (2), William & Sherry Milligan (1), Alan & Josephine Myatt (1), Mark & Robyn Pfetzer (1), Roger & Judy Puryear (1), Bill & Barb Remien (3), Carolyn Schwulst & Nancy (Lea) Young (1), David & Jean Smith (1), Sue Wells (1), William Trimarco & Lisa Jensen (3), Glenn & Donna Unrath (1), James & Grace Walter (1), Thomas & Janette Wennerlund (1), Randy & Joanie Wittenburg (1), OA & Sharyn Watson (1), Dean & Susan Dussell (1), Jojo Bradford (2),  
THIRTY-EIGHT LOTS REPRESENTED= Quorum reached

The Annual Members Meeting of the Loma Linda Subdivision was held at the Body of Art Gallery on Bastille in Pagosa Springs. Prior to the meeting, residents gathered at 2:00 and enjoyed socializing with a luncheon, catered by Smoken Moe's BBQ at 2:30. The Board and volunteers provided Vegan/vegetarian dishes, drinks, and desserts. Bill Trimarco called the meeting to order at 3:50pm. The recording secretary stated that a quorum was present. Bill welcomed the residents and introduced the Board: Tom Wennerlund, Rita Jensen, Bill Trimarco.

Minutes—A motion to approve the minutes from the August 10, 2020 Annual Members meeting was made by Kim Campbell, seconded by Darlene Cassio, and approved by unanimous voice vote.

Homeowner Open Forum - a) Becky Hermann, a member of the Audubon Society, shared that an epidemic on the East Coast was causing harm to the bird populations. She recommended residents keep their bird feeders clean and call the local Colorado Parks & Wildlife office if ill or dead birds are found. The local CPWV phone number is posted on the bulletin board at the Loma Linda mail stations.

b) Doris Leitch said it was a respite coming back to Loma Linda after being away; it is a peaceful, special place. She said some residents are learning about short-term rentals and will gather information to share during future discussions.

c) Robert Farris distributed a sheet of information on a desired Loma Linda resident's directory to those interested. The purpose was to enable residents to stay connected with their neighbors. The Board commented that presently they would not sanction this project due to a concern about solicitations by realtors and others.

d) Lisa Jensen thanked the Board for their service over the year and thanked the staff from A Body of Art Gallery for allowing use of their facility for this annual meeting and luncheon.

Treasurer's Report—The Balance Sheet and Profit & Loss Statement through June 30, 2021 were shared. Total Operating Fund balance: \$ 50,265.36; Reserve Fund balance: \$22,607.63. Accounts Receivable was at \$9,685.16; an additional \$80 receivable was currently from an unknown source. Some resident's dues have not been received. Reports will be filed for Audit and presented at the next Board meeting. A motion to approve the financial report as presented was made by Becky Hermann, seconded by John Porco, and approved by unanimous voice vote.

ACC Committee— Jo Myatt, Chair of the Architectural Control Committee, thanked the members of the committee for their work throughout the year. She distributed a written report of the past year's activities showing numerous requests for new home construction, fences, sheds, construction time extensions, tree

removal projects, garages and carport builds, greenhouse, etc. The committee encouraged all residents to eliminate noxious weeds on their properties and stated that warning letters had been sent to some property owners with unchecked noxious weed growth. A list of contact details for the ACC was passed.

FireWise Committee—Al Myatt expressed appreciation to Peggy Beach who had served on the committee for many years. He set up a display with educational information and take-home materials. Al noted that a total of \$750 was donated from residents for the Wildfire Adapted Partnership and this amount was matched by the HOA Board. He shared accomplishments including donating 359 hours to FireWise activities, 1,345 resident volunteer hours, and a successful Chipper Day for 2020. Loma Linda has been recertified as a recognized National FireWise USA community; our volunteer hours mitigating our property are included in our application for certification and residents should log and report their hours to Al. A planned Chipping Day is scheduled for September 28-30, 2021. Tree limbs and brush can be stacked near the resident's driveway for easier access by the chipping workers. Smaller piles of slash can be taken to Al Myatt's home and he will include those in his own chipping work. Al reported that a free site assessment of resident's property can be requested through W.A.P. which may be eligible for State Tax deductions.

Metro District—Don Farr, current president of the Metro Board, shared that Archuleta County will be spraying personal resident properties where requested and that road rights-of-way have been sprayed. Residents can request to be on a 'No Spray' list for Metro District rights-of-way. Weed killer can be purchased from the County. Mike Hanlon and Ethan Proud are two County contacts who can help with weed mitigation inquiries. If areas have been missed, let them know. To get on the contact list for the Metro District or to report road concerns email lomalindamd@gmail.com. Don reported that Metro is working to use funds wisely. He said some erosion and wash-boarding has been noticed. Metro members patrol the subdivision looking for damaged roadways and related issues and report back to the Board. As an example, one or more building contractors had damaged a section of road and they were contacted and asked to remediate the damage.

Proposed CC&R Amendment – Bill Trimarco gave a review of the resident's petition process. He said the Board can only address wording issue and then the petition would be submitted to the HOA attorney for review. After that, a ballot would be mailed to each property owner.

Nominating Committee—Jean Smith is Chair of this committee. She shared that four good candidates had been contacted and biographies, written by these four candidates were distributed. Darlene Cassio and Bill Remien were nominated for the upcoming one-year board position (January 1, 2022 – December 31, 2022); Kevin McDonald and Maggie Fischer were nominated for the upcoming three-year board position (January 1, 2022 – December 31, 2024). A call for nominations from the floor was made. As there were no nominations from the floor, the nominations were closed. A Ballot along with the biographies will be mailed to each Loma Linda property owner. Volunteers Sherry Milligan, Jean Smith, and Doris Leitch will help with the ballot process. She thanked Lisa Jensen, Steve Hendrix, and Sue Wells for serving on the nominating committee. Because there is more than one nominee for the open positions, the election of directors per Agenda Item #9, will not apply.

The agenda was fulfilled. A motion to adjourn was made by Sherry Milligan, seconded by Roger Puryear, and approved by unanimous voice vote.

Sharon Jennings/Recording Secretary

Approved July 9, 2022 as written.

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- Metro District Board Email: lomalindamd@gmail.com