

Loma Linda Subdivision Homeowners Association
Minutes of the Board Meeting
June 14, 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: Sharon Jennings, Sue Wells, Lisa Jensen, Ron and Kim Franco, Rick and Bernie Sautel, Matt Fischer, Bill Milligan, Robert and Anne Farris, Doris Leitch, Bruce and Allison Peeler, Jean Smith, Steve Hendrix, Natalie Carpenter, Kim Campbell, Joanie Wittenburg, Roger Jensen, Terri Moser, Jim and Grace Walter, Barb Remien, Lea Young, Carolyn Schwulst, Shelley Baker, Jo Myatt.

Minutes: A motion to accept the minutes of the May 10, 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.

Open Forum/Public Comments: 1) Mosquito dunks to control mosquito larvae in lagoons, ponds, or other standing water are available from the ACC. 2) Sue Wells read a portion of the HOA Articles of Incorporation.

Treasurer's Report: Bill R. reviewed the financials for May. The Balance Sheet shows the Operating Fund did not vary much from the budget. 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. Discussion: Bill reiterated that the idea of putting funds into a higher interest account had been tabled. Maggie noted that the HOA has policies in place that establish and maintain minimum balances and reserve balances. A minimum of actual expenses for the year should be maintained in the Operating Fund.

Committee Reports:

FireWise: Al Myatt is working on scheduling a Chipper Day in July. Effective June 15, the County is on Stage II Fire Restrictions.

ACC: Lea Young has volunteered to join the ACC Committee.

Social: 1) A Trash Walk & Talk has been scheduled for Saturday June 18. Meet at the Myatt's on Loma Linda Dr. at 9:00am and return at 11:00am for snacks and soft drinks/water. 2) The Annual Meeting, Lunch and entertainment is Saturday July 9 at the CSU Extension building on Highway 84. 3) Sheree Hendrix is working on the Welcome Packet and hope to have a draft available at this meeting. 4) There were no current reports of resident needing support or cards.

Documentation: The review group has made an initial pass at updating the Bylaws to fix typographical errors and other miscellaneous changes. The Board has posted the first run of updates to the Bylaws on the website for initial comments from the lot owners. After Board review the suggested changes will be posted on the website for resident comment and then be forwarded to the HOA Attorney for legal review. Any changes will be presented for resident vote per the governing documents.

Resident Contact Information: An updated contact information form is on the website and printed copies will be available at the Annual meeting. 1) It is used for residents to provide their current contact data to the HOA and separately to the Metro District for business correspondence. 2) A different section will let residents sign up if they wish to be included in the voluntary Resident Directory (only those data fields each resident provides/selects will be included in the resident directory).

Fire Hydrant Testing: Steve Hendrix was asked to chair this committee. He agreed to the appointment, and to uphold the documents and policies of the subdivision. He will also check into painting and lubricating the hydrants and will investigate the use of reflective tape or special crushed glass to make the hydrants more visible.

Nominating Committee: Terri Moser emailed Peggy Beach about her willingness to be nominated for the upcoming board position. Maggie will confirm with Peggy.

Old Business:

Fire Hydrants – The subject of adding hydrants within the subdivision was discussed at this and other Board meetings and in a public meeting with the Fire Department. Maggie shared an overview of the meeting with the Fire Chief. A thorough discussion included Hydrants, Fire Break around the Subdivision, Lot Mitigation, Smoke Detectors, Funding Grants, Capital Improvement Plans, Community Wildfire Protection Plan, a Reserve Fund Study. A motion to table the purchase of additional hydrants while the newly chaired committee works to obtain specific information (grant opportunities, material and installation costs, fire hydrant pressure), and to make their recommendations to the Board was made by Maggie Fischer, seconded by Bill Remien, and approved by a vote of Maggie-Yes, Bill-Yes, Rita-Yes.

CCR Amendment – The amendment to ban Short-Term Rentals within the Loma Linda Subdivision has passed with 56.8% of the vote. There were 156 total ballots returned and 34 ballots not returned. Of 190 available votes/lots there were 108 Yes votes and 82 No votes (2 ineligible, 34 unreturned ballots, and 46 No votes). A reminder email was sent to encourage residents to vote; it was suggested that such a reminder be sent to every resident regardless of whether they had voted or had not voted. Seven current properties have existing STR permits and can continue to rent for a two-year period or until specific conditions were met.

Clean-Up Day – Refer to the Social Committee report section.

Fence Repair – The damaged fence on Saddleback near south Loma Linda was repaired by Robert Farris, Matt Fischer, Al Myatt, and Rick Sautel including setting new posts and restringing the wildlife approved wire. The Forest Service Access entry fence was repaired and stained by Al Myatt and Brandon; they also stained the bench at the mailboxes.

Annual Meeting – The annual meeting is Saturday afternoon, July 9th at the Colorado State University Extension building at 344 Highway 84. A notice was posted at the bulletin board and put on the Facebook page asking each resident to bring a different side dish to share.

Security Camera – Opinions were shared on installing security cameras at the front entrance in response to two recent property thefts. After a recent burglary, the Sheriff's department told the resident that being able to see vehicles coming into and leaving the development could be beneficial. Residents commented that they had no desire for a gated community or one with a lot of controls. Research would be needed to find options (solar or electricity, etc.) and costs, including the recurring cost of internet service subscriptions. Systems would require the internet for monitoring and that the cost of monitoring is also a concern. Questions were raised as to who would monitor the feeds and if cameras would make a difference. The HOA would need to check with the HOA attorney on the legality of placing surveillance on a public County road. Matt noted that signage would be the responsibility of the Metro District; they could be contacted about adding a sign such as "This subdivision is being monitored by remote camera." Residents may wish to purchase cameras for their own property.

New Business

The Board sent a letter to all residents with current information including a reminder of the annual meeting, the results of the STR amendment vote, the need to leash/control dogs, the night sky ordinance.

Next Meeting – The next HOA Board meeting has been moved to Saturday July 9 at 12:30pm at the CSU Extension building. This will be an in-person, abbreviated meeting held just prior to the Annual members meeting.

The meeting was adjourned at 8:04pm.

Sharon Jennings
Recording Secretary

Minutes approved as corrected July 9, 2022

