

ACC Minutes  
Loma Linda Subdivision  
July 5, 2022  
Virtual Zoom and In person Meeting

The meeting was called to order by Chairperson Jo Myatt at 1:00 pm. Those who joined the meeting were ACC Members, Jo Myatt, Nancy Dorenkott, Lea Young and Bill Milligan .We were also joined by guests: Rita and Roger Jensen, Jim Walter, Al Myatt, and Shelly Baker.

Before approval of the agenda, Jo advised that there were last minute additions to the agenda: Fence request for Jim and Grace Walter and request for removal of dead trees by Juliet Wooten . Nancy made a motion to accept the agenda and Bill seconded. All members were in favor of these additions and approved the agenda with these changes.

Bill made a motion that the June 6, 2022 minutes be approved and Nancy seconded the motion; Lea was recused from the vote as she was not a member of the ACC at that time. Jo requested any discussion or corrections for the minutes. When there were not any comments, unanimous approval was given.. The minutes will be submitted by Jo Myatt for posting on the website.

In the Property Owners Open forum, Jo asked for any other items to be discussed and there were not any additional issues.

Under Old Business, under the issue of Noxious weeds, Jo advised that both Archuleta County and another company had been out to spray a total of 24 properties. Bill and Nancy will go out to look to review all other properties in the development this week.

Under new business, the committee reviewed the following issues:

Requests for Review:

1. Request by Steve and Shelly Baker, 641 Buck Dr, for wildfire mitigation and driveway clean up. Lea raised a question about more specifics on what trees were being removed and who was doing the work. Shelly advised that some mitigation work would be done by her husband and some by a professional. The work was primarily being done around the house and by and around the driveway. There were 3 Juniper trees to take down, one of which was encroaching on and threatening a Ponderosa pine. The other trees were close to the shed. Al mentioned that the oils in Junipers can lead to a lot of issues with fire due to their oil. Al further stated that with trees you want to keep crowns 10-15 feet apart. Lea mentioned that some years ago she had been denied the removal of a tree . Jo responded that because this is fire mitigation, trees can be removed. As there were no additional comments, vote was taken to approve the request. Bill made a

motion to approve the request. Nancy seconded. A vote was taken: Lea yes Nancy yes. Bill yes. Jo yes. Unanimous approval was given.

2. Request by Jim and Grace Walter, 1435 Loma Linda Dr. for additional fencing . Jo asked that when fencing is put in that all homeowners be careful that they have checked with utilities about buried wires. There had been issues in the past. Lea commented that she had to have utility wires checked recently for her new fencing and it was quite easy and they came out quickly. Both Lea and Nancy thanked the Walters for their detailed request as it made it easy to understand their request. Jo asked for any questions. Bill made a motion to accept the request for discussion and Nancy seconded. As there were no questions or comments. Vote was taken to approve the request. Lea yes Nancy yes. Bill yes. Jo yes. Unanimous approval was given
3. Request by Juliet Wooten, 1517 Loma Linda Dr, for removal of dead trees. Jo advised that she and Al had visited this property and seen that there was one huge dead pine already fallen and a second 1/2 fallen dead tree, a widow maker. Lea asked for confirmation that there were only 2 trees to be removed. Jo confirmed only 2 at this time. Lea stated the importance of removing these trees. Bill made a motion to accept the request. Nancy seconded. Vote was taken to approve the request. Lea yes Nancy yes. Bill yes. Jo yes. Unanimous approval was given.

Before closing, Roger asked to give further comments on the issues raised regarding the Baker's tree removal. Roger, who has a background in Forestry, said that Junipers have spread throughout the years and have become invasive. In his opinion , he felt that the removal of the junipers was important to avoid a running crown fire. He thanked Lea for her well thought out comments and reminded everyone that they could always call on Al for input on fire mitigation. He felt that most owners wanted to live in a wooded area and did not wish to unnecessarily remove trees. Lea advised she had seen Junipers on fire. She understood and just wanted to know the reason why there had been a change in accepting or denying this type of request.

Lea then asked about the request by the Baker's for reworking, cleaning up and beautifying the driveway. Lea advised that in her experience the County may need to be involved if there is a culvert required. Shelly Baker advised that they were not changing the "footprint" of the driveway but rather that the gravel had spread into the yard and they merely wanted to neaten it up and put a border on it.

The next ACC meeting was scheduled for Monday August 1, 2022

The meeting was adjourned at 1:30 pm.

Nancy Dorenkott  
ACC Secretary

Approved August 1, 2022