

**Loma Linda Subdivision Homeowners Association**  
**Minutes of the Board Meeting**  
**August 9, 2022**

The meeting, held online via Zoom conferencing, was called to order at 6:02 pm by president, Maggie Fischer. Maggie reminded residents of a three-minute time limit for speaking during the Open Forum.

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

Members present: Sharon Jennings, Rick & Bernie Sautel, Barb Hanrahan, Bruce & Allison Peeler, Robert & Anne Farris, Steve & Sheree Hendrix, William Schreiber, Al & Jo Myatt, Matt Fischer, Jean Smith, Barb Remien, Sue Wells, Jim & Grace Walter, Tom Wennerlund, Sarah Schutte, Roger Jensen, Ron & Kim Franco.

**Minutes:** A motion to accept the minutes of the July 9, 2022 meeting was made by Rita Jensen, seconded by Bill Remien, and approved by a vote of Rita-Yes, Bill-Yes, Maggie-Yes.

**Open Forum/Public Comments:** Matt reported that the Metro District, using Loma Linda volunteers so there will be no cost to the Metro District or to the HOA, will remove the dead Aspen trees from the front entrance to the subdivision and clear the weeds. There is a \$1,000 budgeted landscape fund which can be used to purchase replacement trees that are drought tolerant (such as spruce). A vote to expend funds will be moved until the September meeting once an estimated cost of new trees is known. Robert agreed with the plan to use volunteer labor. Sue said it was helpful to have a monthly Metro report of activities. Maggie will work with Metro and add a report to the monthly agenda.

**Treasurer's Report:** Bill R shared the Balance Sheet as of July 31 which shows a Checking balance of \$ 44,277.02 and a Reserve balance of \$ 22,614.99. He said there is a small deficit as some due's payments are outstanding. He will research a possible option for a slightly higher interest-bearing account. He noted two specific costs on the Profit/Loss Statement: 1) Annual meeting expenses of \$1,625.93, which is within the budgeted amount and 2) Insurance for Officers, but nothing unexpected. The P&L Budget Performance Statement shows spending is not more than budgeted. There is an outstanding Accounts Receivable balance which is primarily comprised of the Winterwood lots. Dues are due on these lots as they are a part of the community and allowed to vote on HOA matters. The Environmental Fund, which was established at \$10,000 will be used for resident reimbursement for Chipper mitigation work. A motion to approve the financials as presented was made by Maggie Fischer, seconded by Rita Jensen, and approved by a vote of Maggie-Yes, Rita-Yes, Bill R-Yes.

**Committee Reports:**

**Architectural Control Committee** – Jo reported that the committee met and were having noxious weed warning letters mailed to forty-nine residents. Approval was granted to the Remien's on Saddleback for the removal of trees. Approval is pending receipt of necessary paperwork for work on Eight Mile Loop property.

**Fire Hydrant Committee** – Steve reported the committee had its second work session on August 8<sup>th</sup>. Tom had worked on costs along with Sue which included \$2,250 for excavation, a \$250 fee from the excavator for bringing out the equipment, and the latest bid for the fire hydrant and accompanying parts is \$6867. A discount would apply if five or more hydrants were purchased at one time. The Metro District was contacted about sharing certain costs for excavation. The committee is reviewing the Colorado Insurance Guide regarding maintaining hydrants. Fire Chief, Randy Larson, will be asked about grant funds if a proposal is written; the opportunity for other grants will be investigated. The possibility of requesting a special assessment from residents was discussed; it would require a majority vote of residents as it is not a Board decision. Steve said there is no date on hydrant flushing. PAWSD would provide paint if hydrants are to be painted. The Board will review the committee's reports and consider their recommendations. The Board asked for a list of priorities from the committee to include a five-year plan.

**Fire Wise Committee** – Al said sixteen properties participated in the Chipper Day(s) and he received positive feedback from participants. The HOA will split the \$3,900 cost and reimburse residents 50% of their invoiced chipper fees. A suggestion to schedule the Chipper Day a year in advance was considered and the next Chipper

Day will be in early June with a second event around the third week in October. Al reported that LPEA would be in the subdivision in the next three weeks doing tree trimming where trees affect the electric lines.

**Social Committee** – Anne said a Pop-Up Picnic is planned for Sunday afternoon August 21<sup>st</sup> starting at 1:00pm outside at Al and Jo Myatt’s home on Loma Linda Drive. There is brisket and turkey left from the Annual meeting lunch which had been frozen. Lemonade will be served or BYOB. Everyone is welcome to come...bring a side dish or dessert and a lawn chair. It will be a fun afternoon of visiting, eating, and playing games. She thanked the committee for their efforts.

**Governing Document Clean-Up** – Matt reported the committee is working on suggested revisions made by residents to the draft of the Bylaws which had been posted since late June on the website. He asked that the Board let the committee know if any other governing documents need to be reviewed. Matt said new members are always welcome to join the committee.

**Old Business:**

**Subdivision Fire Break** – A firebreak along the perimeter of Loma Linda subdivision and the National Forest was an area of interest. A motion to appoint Al Myatt as liaison to the Fire Department and ask him to contact them to determine next steps was made by Maggie Fischer, seconded by Bill Remien. Discussion included whether the Fire Department would collaborate with the HOA and if there is a cost to the HOA. Bill R agreed to be point-of-contact but said he would defer to Al’s forestry expertise. A second egress from Loma Linda subdivision in the event of an emergency was also brought up. The back road on the western edge of the subdivision is in rough shape and needs some grading. Al will check with the ambassador at Echo Canyon Ranch to get specific contact information to begin a discussion about this need which would also benefit residents of Echo Canyon Ranch as they only have one entrance/exist. The L.L. Metro district would also have to be involved in this effort. Hearing no objections, the motion is approved.

**Subdivision Street Map** – Maggie met with Darlene Cassio who will assist in updating the street address numbers and adding red dots to indicate the location of existing fire hydrants on the subdivision map located to the left of the mail station. Darlene and Mel participated in the original creation of that map.

**New Business:** No additional business was presented.

**Next Meeting** – The next HOA Board meeting will be Wednesday, September 13<sup>th</sup> at 6:00pm via Zoom online with a registration link provided. It was decided to continue with the online meeting at this time. Maggie reminded residents to contact the HOA via email @ lomalindapagosa@gmail.com with any questions or other issues.

The meeting was adjourned at 6:41pm.

Sharon Jennings  
Recording Secretary

Minutes approved September 13, 2022 as recorded