

Loma Linda Subdivision Homeowners Association
Minutes of the Board Meeting
September 13, 2022

The meeting, held online via Zoom conferencing, was called to order at 6:02 pm by president, Maggie Fischer. The Conduct of Meetings policy was reviewed. Maggie welcomed everyone.

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

Members present: Sharon Jennings, Rick & Bernie Sautel, Barb Hanrahan, Robert & Anne Farris, Al & Jo Myatt, Matt Fischer, Barb Remien, Sue Wells, Jim & Grace Walter, Janette Wennerlund, Roger Jensen, Ron & Kim Franco, Pat and Monika Amstein, Bruce and Alison Peeler, Shelley Baker, Mike and Doris Leitch, Juliet Wooten, Joanie Wittenburg, Linda Roberts.

Minutes: A motion to accept the minutes of the August 13, 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: Sue urged flexibility on the current meeting policy to allow discussion of all items and ask questions even when there is not a motion on the floor. Janette asked that an item be added to the next meeting's agenda to talk about what is listed on the agenda and not be limited to just discussing items requiring a vote. Matt explained the difference between a board meeting where business items of the HOA are taken care of and a shareholders meeting.

Treasurer's Report: Bill R shared the August Profit & Loss statement showing net income of \$347.07. The P & L Performance statement for the year to-date showed income of \$6,220.21 and expenses of \$11,218.29 ending with a deficit of \$4,998.08. He noted that by year's end the shortage was expected to be closer to \$12,000. The emergency fund total may be raised by 2024. The Balance sheet shows a checking balance of \$44,197.40 and a reserve fund balance of \$22,615.57. A large outstanding receivables balance of \$7,870 is not expected to be recovered. A motion to accept the reports was made by Maggie Fischer, seconded by Rita Jensen, and approved by a vote of Maggie-Yes, Rita-Yes, Bill-Yes. Discussion: A question was raised about a discrepancy between the losses shown on the P & L statement versus the Balance sheet. Bill R. will look into these figures for an answer.

Committee Reports:

Architectural Control Committee – Jo said the committee met September 6th. Only four noxious weed letters with \$25 fines had to be prepared to be mailed. They had one request approved for the St. Cyr/Wells residence on Saddleback for tree removal. A Special meeting was held September 8th to review the new home and storage building application for the Linhardt property on Lot 73 of Eight Mile Loop.

Fire Hydrant Committee – Steve Hendrix had forwarded notes from the committee meeting to the Board; in attendance were 4 committee members and 6 residents. Sue reported that testing of hydrants by the Fire Department would not take place until late September or early October; PAWSD must attend the testing. The committee voted to recommend that the HOA purchase five hydrants in 2022, to take advantage of quantity discounts since prices continue to rise, with installation to be undertaken in 2023 and beyond. Placement of hydrants would be equitable throughout the subdivision.

Fire Wise Committee – a) Al said a Chipper Day would be scheduled for October if enough residents are interested; presently there are two but need several more to get the contractor out to Loma Linda. A maximum matching reimbursement of \$250 is available. Residents with small stacks can bring their chipping to the Myatt home and combine it with others. Maggie shared that the rebates from the July shredding event should soon be mailed directly from the outside accountant. b) Various mitigation initiatives are being worked on, including defining fuel breaks versus fire breaks, subdivision ingress and egress, and road and driveway mitigation which may help reduce property break-ins. c) Al is also looking into drafting structure fire guidelines which could include motion sensors, a fire extinguisher give-away, and stove/fireplace safety. d) He reminded all that Fire Wise packets are available to any property owner. e) Approval has been granted for the removal of the dead Aspen trees in the front entrance easement; replacements suggested are 6' spruce trees. f) Al is working on a draft of a site-planning document for new homes being built that takes into consideration items like electrical lines versus plantings. g) Winter driving guidelines are being planned to give to drivers who are not used to driving in mountainous, snowy regions. h) A plan is being discussed about the feasibility of assisting absentee residents with basic noxious weed abatement by cutting the flowering tops off thistle. i) He suggested calling for propane refills as costs will be going up at the end of the month. j) Al is assisting with four erosion control projects and is willing to meet with any property owners who may have concerns.

Social Committee – Anne said information about a winter social on December 13th would be forthcoming. Maggie recapped the August Pop-Up Picnic, sharing that fifty-four property owners attended. Several folks not able to attend the July annual meeting were there. Brisket, turkey, rolls and numerous pot-luck side dishes and desserts were served.

Metro District – a) Matt reported that road maintenance for the year had been completed. Both the grading contractor and the mag-chloride contractor agreed to postpone mag-chloride application as it was too late in the season to do it. b) The

next Metro board meeting is November 10th at the Ross Aragon Community Center. Information about the Metro District can be found on the Metro website and questions for Metro can be sent to their Gmail address.

Governing Document Clean-Up – Matt said the second revision to the HOA Bylaws has been completed after reviewing resident comments to the website posting and they have been turned over to the HOA board for the next review step. The committee is ready to take on the next document clean-up project which Maggie stated might be the Minimum Reserve policy.

Old Business:

Subdivision Fire Break – Bill R said he and Al will be putting together a plan this week and would then schedule a meeting with the Fire Department. 2006 was the last time this was tackled. Winterwood may be an option for creating a fuel break, which is the removal of vegetation versus a fire break with its removal of everything down to rock. A request to bring Roger Jensen into this discussion was made due to his forestry experience.

Board of Directors – The ballot packet, for voting on the addition of one member to the HOA Board should be in the mail by the end of September. The Nominating committee members, along with both nominees who are eligible to be present, will count the ballots at the office of the outside accountant.

Subdivision Street Map – The updated subdivision road map with added fire hydrant locations is on the HOA website.

Fire Hydrant – A motion to discuss the fire hydrant project was made by Bill Remien and seconded by Rita Jensen. The purchase price of five hydrants (just under \$5,000 each) and installation costs were estimated to be \$49,000. There was a thorough discussion of the proposal to add additional hydrants to the subdivision with residents asking questions of the committee which were answered by Sue. Opinions from both sides of the issue were shared along with the reading of numerous emails from residents not in attendance: “Fire Department has said they are not dependent on hydrants”, “To be equitable hydrants should be added where distances are greatest”, “Concern of the costs”, “Listen to committee’s recommendations”, “Use funds for fire mitigation”, “Use Environmental Budget to help cover cost”, “Problems with pressure from hydrants is an issue”. A vote to accept the proposal to spend approximately \$25,000 for the purchase of five hydrants was Bill R-No, Rita-No, Maggie-No. Maggie thanked everyone for their input and viewpoints.

Revised Bylaws – A motion to accept the final draft of the updated Bylaws was made by Rita Jensen, seconded by Bill Remien, and approved by a vote of Rita-Yes, Bill R-Yes, Maggie-Yes. This draft will be forwarded to the HOA attorney for review of verbiage and legality. Maggie will ask if voting by Sections of the Bylaws is allowable. She noted that Article 13 Amendment Section 1 states the revisions can be made by a majority of members present or by receipt of proxies.

Residential Directory – Maggie will provide Sherry Milligan any new resident directory sign-up forms so an updated directory can be sent to all those on the list.

New Business:

Tree Replacement – A motion to cut and replace the dead trees in the entrance was made by Bill Remien, seconded by Rita Jensen, and approved by voice vote. Colorado blue spruce was recommended. The purchase is covered by the \$1,000 Landscape budget. It is expected that volunteers will plant them. The Metro District will remove the old ones from the rights of way and allow the HOA to plant in the easement. This effort will improve the look of the subdivision entrance. Watering needs were discussed; there are ‘Grow Bags’ and soil amendments that can be used to help retain water. Al has a 200-gallon tank and is willing to bring that to ensure water is available. The tree Nursery will be asked if there is any guarantee of replacement should trees die. A motion to buy three trees for replacement at the entrance was made by Maggie Fischer, seconded by Bill R, and approved by a vote of Maggie-Yes, Bill R-Yes, Rita-Yes.

Front Entry Signage – The property manager and the Sheriff were called recently, and evicted hunters who were walking on private property and using spotlights to search. A motion to discuss and investigate the cost of signs, posts, concrete, etc. was made by Rita Jensen, seconded by Bill Remien, and approved by a vote of Rita-Yes, Bill R-Yes, Maggie-Yes. Discussion was initiated about new signage indicating “No Hunting”, “Video Surveillance in use withing subdivision”, “No Hunting Within Subdivision”, illuminating signs so they can be seen at night, moving existing signs to the other side of the entrance or further down the road, adding signs throughout the subdivision, and adding signs on the perimeter fencing of the subdivision. Hunting Guidelines should be reviewed. Cameras can be stolen and will not capture all events but could be researched. The Metro District already has authority to install signs where needed. Signs are not that expensive and can be stock or custom. Matt will ask the Metro District Board about approval for a “No Forest Service Access” sign on the road that passes to the east of the Peeler’s house because it is a PAWSD easement. The CC&Rs should be checked about adding signs to private property. Alison said having the Facebook page was one of the best things to have been done regarding security as it brought the issue to light. All residents need to be vigilant and were reminded to call the Sheriff, CPW, and/or the Forest Service should situations arise.

Next Meeting – The next HOA Board meeting will be Wednesday, October 11th at 6:00pm. It will be a hybrid meeting, held in-person at the Ross Aragon Community Center and via Zoom for those wishing to participate online.

Maggie said to email any questions about HOA issues to the HOA Gmail address. The meeting was adjourned at 8:18pm.