

Loma Linda Subdivision Homeowners Association
Minutes of the Board Meeting
October 11, 2022

The hybrid meeting, held via Zoom online and in-person at the Ross Aragon Community Center in Pagosa Springs, was called to order at 6:03pm by president, Maggie Fischer. She welcomed those attending in-person and those who joined online.

Directors present: Maggie Fischer, Bill Remien, Rita Jensen. Members present: Sharon Jennings, Al and Jo Myatt, Roger Jensen, Rick and Bernie Sautel, Matt Fischer, Robert and Anne Farris, Linda Hanson-Roberts, Shelley Baker, Sherry Milligan, Sue Wells, Terri Moser, Ron and Kim Franco.

Minutes: A motion to accept the minutes of the September 13, 2022 Board meeting as written was made by Rita Jensen, seconded by Bill Remien, and approved by a vote of Rita-Yes, Bill-Yes, Maggie-Yes.

Homeowners Open Forum: 1) Sue brought papers from the "Adopt a Hydrant" program and asked for help in updating the old spreadsheet. Matt Fischer volunteered to update the forms and proceed with getting volunteers to adopt hydrants to keep them clear of snow and vegetation. 2) Sue likes having the Zoom online option for meetings. 3) Sue likes the idea of voting for Bylaw updates by section. 4) A notice was posted on the bulletin board at the mail station about trespassers walking on a property owner's private property. Maggie reached out asking for the person posting to contact her, but nothing further has been heard.

Treasurer's Report: Bill shared the Profit/Loss Statement indicating the largest expense, \$1,800, was for the Chipper Day cost-share for residents. Year-to-Date dues income was just over \$6,000; Board expenses (recording secretary and socials) was just over \$2,167; combined insurance costs were about \$3,747. Net Income showed a (loss) of (\$7,700.57). A suggestion was made to include aged past due receivables amounts (not owner names). Dues for 2022 paid in December 2021 show up in 2021 receipts; it is necessary to find a way to ensure dues paid show on the current year's financials. The dues notices could be dated and sent in January so payments received are in the correct fiscal year.

Bill spoke with Mike Branch, a CPA in town who completed the last return filed in 2016. Mike recommended filing the 1120-H (Income Tax Return for Homeowner Associations for 2022), which is due March 15, 2023.

Each board officer is keeping notes to come up with a manual for all events along with a calendar of business activities (Filings, taxes, etc.) to be passed to successor officers.

The Balance Sheet shows the Operating account at \$41,915.15 and the Reserve fund at \$22,616.16. The Open Balance Equity exists from the start of using QuickBooks; putting this into Retained Earnings will be researched. A motion to accept the reports as presented was made by Rita Jensen, seconded Maggie Fischer, and approved by a vote of Rita-Yes, Maggie-Yes, Bill-Yes.

Committee Reports:

ACC-Jo reported the committee's approval of a pergola for the Highsmith residence. Three final noxious weed letters were also sent.

FireWise-Al reported the next proposed Chipper Day was moved from October 2022 to June 2023. Property owners spent \$3,900 in chipping costs and received a 50% cost-share rebate totaling \$1,800 from the HOA. He is hoping that the Firewise program will be funded again by the Wildfire Adapted Partnership in the future. Al requested all property owners provide him their working hours and type of mitigation activities performed. Al and Roger are working to collect information for a manual to educate owners on fire mitigation.

Governing Documents-Sherry reported no further updates except that the board met in an executive session to review the attorney's recommendations and that the final update of the Bylaws was on the HOA website.

Old Business:

Fuel/Fire Break-Roger noted that the Forest Service owns the property on the south side beyond Loma Linda; the property beyond the west side of L.L. is the private property of Echo Canyon (a new owner has 60 acres). Roger plans to meet with Josh Peck to discuss what the Forest Service can do for the Loma Linda Subdivision.

Currently the F.S. is working on the Eight Mile Mesa area with a mastication machine for fuel reduction which will indirectly benefit Loma Linda. The F.S. said there is more mitigation work to be done by Loma Linda residents on the south side of the subdivision before the Forest Service agrees to work on a fire or fuel break on F.S. property. Roger will check with the F.S. for permission for east side residents to do some dead-limbing on Forest Service property near their property lines.

Board Election-Maggie encouraged attendees to mail in their ballots which are due by October 20, 2022 to be eligible for counting. She gave a review of the process. The counting of ballots will be done October 25th at the office of the HOA's outside accountant. Responding to a question raised, the Board stated there is a proposed change to the Bylaws changing the number of board members from three to five.

Landscaping-A volunteer group of residents removed the dead Aspen trees from the front entrance of the subdivision near the mail station. Three or four 4'-6' Colorado Blue Spruce will be purchased from the High Plains Nursery in Arboles and resident volunteers plan to plant them before the ground freezes.

Forest Access-Realignment and placement of the fence has been completed. There are still some scrub oaks to be removed to facilitate passage.

Bylaw Change-Minor changes to syntax, grammar, and definitions were recommended by the attorney; a clause regarding a corporate seal was removed as there is no known Loma Linda Corporate Seal. These updates were put on the website.

New Business:

2023 Budget-Bill displayed and reviewed the proposed budget. He noted dues receipts going forward would be down slightly because a couple of property owners have combined their lots. Moving some of our reserves to a bank with better interest rates is being looked into in order to receive higher interest rates. A motion to post the draft budget on the HOA website was made by Maggie Fischer, seconded by Rita Jensen, and approved by a vote of Maggie-Yes, Rita-Yes, Bill-Yes. Discussion: a) Required maintenance of the subdivision's perimeter fence is a function of the HOA. Wildlife-friendly 'horse fence' wire, not barbed wire, will be used for any maintenance. Appropriate warning signage will be added. b) Legal costs should be lower in 2023 but legal consultation will be used when any questions concerning the Board's actions are raised to ensure the Board is operating properly. c) In order to help balance the budget in the future, it may be necessary to scale back the amount in the Environmental Fund. d) Additional funding is needed in the Reserves account. Suggestions included increasing the fines for noxious weed and other ACC violations. A future dues increase was not ruled out. Dues have not been raised in over a decade. e) Any comments or questions on the draft budget should be directed to the Board through the Gmail address.

The next Board meeting will be in Hybrid format (online via Zoom and in-person at the Ross Aragon Community Center) on Tuesday, November 8th at 6:00pm. A Zoom registration link will be provided for those wishing register to attend online. The Board will research how to allow online users to see in-person attendees.

This meeting was adjourned at 7:24pm.

Sharon Jennings/Recording Secretary

Approved November 8, 2022 as corrected.