

Loma Linda Subdivision Homeowner's Association
Annual Member's Meeting
July 9, 2022

Directors present (Voting Lots – (2): Maggie Fischer (1), Rita Jensen (1)

Members present (Voting Lots –(48): There were seventy-five adult residents, two children, and one guest in attendance for a total of seventy-eight plus five band members. Amstein (1), Baker (1), Byerly (2), Chester (1), Crouse (1), Davis (2), Dorenkott (1), Elginer (1), Endres (2), English (1), Farris (1), Fischer (1), Franco (1), Hanrahan (1), Hendrix (1), Iveland (1), Jennings (1), Jensen, R (1), Knight (1), Marsh (1), McDonald (1), Milligan (2), Moser (1), Mrachek (1), Myatt (1), Pack (1), Peeler (1), Porco/Herman (2), Puryear (1), Radigan (1), Sautel (1), Schwulst/Young (1), Terry (2), Thielst B (1), Thielst J (1), Trimarco (3), Unrath (1), Wennerlund (1), Wooten (1), Zabel (1).

Forty-Eight lots represented=Quorum reached.

The Annual Members Meeting of the Loma Linda Subdivision was held at the Colorado State University Extension Building on Highway 84 in Pagosa Springs. Prior to the meeting, residents gathered at 2:00 and enjoyed socializing with a luncheon, catered by Sage Eatery at 2:15pm. Residents provided side dishes and desserts including vegan/vegetarian dishes. The HOA provided soft drinks and water.

Maggie Fischer called the meeting to order at 3:15pm. She welcomed and thanked everyone for bringing the potluck dishes, and introduced the Board: Maggie Fischer, Rita Jensen and Bill Remien (absent due to illness). The Social Committee of Anne Farris, Julie Wooten, Sheree Hendrix, Bernie Sautel, and Allison Peeler, who planned the luncheon and staffed the sign-in table, were introduced, and thanked for their work putting on the lunch and entertainment.

Minutes—A motion to approve the minutes from the July 25, 2021 Annual Members meeting was made by Allison Peeler, seconded by Carolyn Schwulst, and approved by unanimous voice vote.

Homeowner Open Forum - a) Bruce Mrachek expressed appreciation for the online Zoom meetings so all residents could join in the meetings. b) Tom Wennerlund enjoyed the music played during social and dinner time. c) Bill Trimarco thanked the Board and Committees for putting together the event. He suggested more notice be given of business activities and to remember the Open Meeting laws. d) Pat Amstein expressed thanks to the HOA and Committees for helping them get settled in Loma Linda and shared appreciation to the board members and volunteers who each bring their skills and expertise to their positions.

Treasurer's Report—Maggie noted that the financial reports were reviewed and approved during the HOA Board meeting and would be posted on the HOA website for residents to review.

Dark Sky – Becky Herman shared thorough information on the County's Dark Sky policy and its importance to those living in and visiting in Loma Linda. Maintaining dark skies is important to the migration and flight patterns of various bird species. Due to excess light, called sky glow, birds cannot easily see the start and end up confused causing them to fly into windows, etc. Motion lighting should be used wherever possible so lights are only on when set-off by motion. Other lights should be directed downward rather than out or upward. New construction of homes should be compliant with the Dark Sky Ordinances. Any questions regarding birding or night sky issues can be directed to Becky.

HOA Accomplishments – Following is a list of the accomplishments made by the HOA in the year that has passed since the 2021 Annual Members meeting:

- Petition and one Amendment to the CC&Rs passed
- Lending Library built and installed in Mail Station

HOA Email purged of incorrect and invalid addresses
Damaged Fence on Saddleback repaired
Mail Station motion lighting fixed or replaced
Mail Station bench stained
Solar lighting on Loma Linda sign at entrance installed
Forest Access Entry gate on Saddleback repaired and stained
Petition and Amendment to the CC&Rs regarding ban on Short-Term Rentals passed
Social Committee formed (Community Coffee, Trash Walk, Courtesy Cards mailed, Annual luncheon/entertainment planned, create Welcome Packet for new residents)
Endorsed the Voluntary Resident Directory
Documentation Clean-up Committee formed (review Bylaws and Policies for verbiage and clarity)
Fire Hydrant Committee formed (have hydrants tested for pressure, determine need/location for additional hydrant(s))

ACC Committee— Jo Myatt, Chair of the Architectural Control Committee, thanked the members of the committee (Nancy Dorenkott, Bill Milligan, Steve Hendrix, and Lea Young for their work throughout the year. She shared statistics on the number of new home approvals, fencing requests and other additions approved including decks, garages, sheds, gates, etc., tree removal requests and other related inquiries. The committee notified residents with noxious weed infested properties by mail and helped residents with County or private weed abatement company contacts. She encouraged mowing or deadheading of noxious weeds. Free mosquito dunks were passed out to any resident with standing water including sewage lagoons and ponds.

FireWise Committee—Al Myatt shared a number of ways the FireWise Committee has assisted residents with erosion control, tree removal, tree planting, driveway gravel assistance, burning of waste piles, display at the neighborhood Earth day/Trash Walk, rock removal, cost-sharing for the last Chipper Day, scheduled Chipper Day and cost-share for July 28 and 29, working on the site planning booklet, review of the Community Wildfire Protection Plan, and the display for this annual meeting.

Fire Hydrant Committee: Steve Hendrix, had been appointed as chairperson with a committee of Tom Wennerlund, Rita Jensen, Al Myatt, Peggy Beach, and Sue Wells. They are diligently collecting information background information on fire mitigation efforts considered key in the protection of Loma Linda properties, drafting proposals on hydrant needs, and the year-round adopt-a-hydrant effort. Steve said LL hydrants need to be flow tested and flushed which will be an effort comprised of Steve, Pagosa Area Water and Sewer, and the Fire Department. PAWSD will oversee lubricating and painting hydrants.

Metro District—Kent Jennings, president, introduced current board members Donnie Timmons, Glenn Unrath, Matt Fischer, Al Myatt, and their Secretary Carol Peachey along with outgoing members Don Farr and Dave Parker. The purchase, and installation of new reflective street name signs by community volunteers, was a major improvement to the subdivision. Metro's function continues to be to maintain Loma Linda roads to County standards or better including snow plowing and/or grading with gravel. Kent stated that district members drive the subdivision to inspect the status of the roads making note of areas needing improvement. Summer road maintenance is being coordinated with the outside contractor. Roadside weed abatement has been completed. Spraying of noxious weeds in the road rights-of-way is on the docket. The district's email and website addresses were shared, including posts on the Mail Station bulletin board, where residents can contact the district or see current information. Residents are invited to attend bi-monthly district meetings held at the Ross Aragon Community Center.

Nominating Committee— Becky Endres was appointed Chair with a committee of Nancy Dorenkott and Peggy Beach. There is one three-year board position available beginning January 1, 2023 and serving through December 31, 2025. Two candidates have agreed to be placed into nomination, Terri Moser and

Bill Remien. As there were no nominations from the floor, the nominations were closed. A secret mail ballot will be sent out in the Fall including candidate biographies. Becky, Nancy, and Peggy will conduct the ballot count along with the independent outside accountant at her private office in Pagosa Springs. Both candidates, Terri Moser and Bill Remien, are entitled to view the ballot-counting process.

The agenda was fulfilled and the meeting was adjourned at 4:10pm.

The band, Jackson Mountain Ramblers, performed throughout the social and meal times and again after the meeting. The band played and residents danced or enjoyed the music from their seats.

Sharon Jennings/Recording Secretary

Minutes approved December 13, 2022 as recorded

- Loma Linda HOA Website: lomalindapagosa.com
- Loma Linda HOA Board Email: lomalindapagosa@gmail.com
- Loma Linda ACC Committee: lomalindapagosa.acc@gmail.com
- Metro District Board Email: lomalindamd@gmail.com