

ACC Minutes
Loma Linda Subdivision
December 22, 2022
Virtual Zoom and In person Special 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, Bill Milligan, Nancy Dorenkott and Lea Young. We were also joined by guests: Tracy Cain, Dave Smith, Rita Jensen, Matt Fischer, Jeffrey Wagner and Tamarie Smith. Jo read the names of those attending and noted that we had a quorum.

Under new business, Jo advised that this special meeting was called to review the request by Jeffrey Wagner/Tamarie Smith, 292 Loma Linda Dr. for a Breezeway to attach loafing shed to shop building. Lea made a motion to review for approval. Bill seconded. Jo opened asking for any comments. Lea advised that the information given was very vague. Jo commented that she was concerned that the new drawings were different from the original request which indicated that an animal shelter would be attached to the garage. The structure is 16' from the garage and not attached. Tamarie advised that they had to put the building where it is due to drainage issues and topography issues. This needed to be done for the safety of the animals. Jo asked if she ever considered contacting the ACC to advise of the changes. Tamarie apologized and said they had never been a part of an HOA. Jo asked what type of materials would be used. Tamarie advised that the breezeway would have a peaked roof with shingles matching the other structures on their property. Lea asked if they were given a copy of the CC&R's when they purchased the property. Tamarie advised that they were given a copy of old CC&R's but current ones were provided by the old HOA president. Lea asked if they knew they were buying in an HOA. Yes they did. Dave Smith advised that it is not uncommon to get old CC&R's. He also asked how the covenants could be enforced. He advised that breezeways can be difficult. But moving buildings is less difficult than thought to be. Lea advised that a breezeway must have an adjoining wall and also added that there are county requirements. Matt stated he agreed with Dave Smith that the building should be moved. Matt referred back to the details of the original drawings indicating that the building was to be attached. Tamarie commented that the breezeway will attach the buildings. Jeff Wagner advised that the drainage issue makes moving the building not feasible. Lea reiterated that the problem was that the plans were not clear. Tamarie advised that they had looked at other breezeways in the community before planning theirs. Jeff asked why they were not stopped when they were building and it was obvious it was not being done according to their plans. Matt commented that with a breezeway it still would appear to be a 4th structure. Tracy commented that it appeared that Tamarie had apologized and there should be a way that we could work with them on this. Nancy suggested that what was needed was a more specific drawing and more details in general as Lea had suggested. Dave offered to come to the property and give his input or assistance. Lea offered that we need a timeline. Nancy suggested that by the next meeting on January 9, 2023, perhaps we could have more details. Dave said that he would visit the property at 1pm on December 27 to assist and he hoped others would join

him. Lea asked that this issue be tabled until January 9 meeting. All members of ACC present unanimously agreed.

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Meeting was adjourned at 1:32 pm.

Nancy Dorenkott
ACC Secretary

Approved January 9 2023