

ACC Minutes  
Loma Linda Subdivision  
December 5, 2022  
Virtual Zoom and In person Meeting

The meeting was called to order by Chairperson Jo Myatt at 1:03 pm. Those who joined the meeting were ACC Members, Jo Myatt, Bill Milligan, Steve Hendrix , Nancy Dorenkott and Lea Young. We were also joined by guest: Barbara Remien,. Jo read the names of those attending and noted that we had a quorum.

Lea made a motion that the November 7, 2022 minutes be approved and Bill seconded the motion. When no one had any comments or changes, a vote was taken and the minutes were unanimously approved. The minutes will be submitted by Jo Myatt for posting on the website.

Under Old Business, the alleged violation of the CC&R's at 292 Loma Linda Dr was opened for discussion. Jo advised that from all indications, the 4<sup>th</sup> structure was not attached by a common wall or a breezeway as required. Therefore she made a motion that a warning letter be sent out to the property owners. Lea seconded the motion. Steve suggested that in the future it be clarified to owners what constitutes attaching a building. Jo responded that the owner's initial plans showed that the building was properly attached. However, the owners did not build in accordance with their own plans. Bill indicated that for a building this size, county approval was not needed. Lea agreed but clarified that our HOA still has rules to abide by and we should send a letter. Nancy suggested that in the letter the CC&R's be cited. Lea agreed. Jo advised that now, legally when sending a warning letter, first an owner must receive a letter announcing that a warning letter will be sent in 10 days time. The letters must go out by certified mail, regular mail, email and be posted at the property as well. Jo will work with Maggie to prepare and send the warning letter properly. Unanimous approval was given by all members to proceed with the warning letter process.

Under new business, the committee reviewed:

Request by Andrew and Lorena Lindhart, 732 Eight Mile Loop, for a metal gate at their entrance. Nancy made a motion for approval and Bill seconded. Jo opened for discussion. Lea asked for the size of the gate. Jo advised that it was a 16' gate and would be some 100' back from the road. When there was no further discussion, unanimous approval was given by all members.

The next ACC meeting was scheduled for January 9, 2023. Jo advised that she recommended this date as opposed to January 2<sup>nd</sup> as members may be traveling at that time. All members agreed to this date.

The meeting was adjourned at 1:18 pm.

Nancy Dorenkott  
ACC Secretary

Approved January 9, 2023