

ACC Minutes
Loma Linda Subdivision
November 7, 2022
Virtual Zoom and In person Meeting

The meeting was called to order by Chairperson Jo Myatt at 1:01 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 guests: Ric Sautel, Maggie Fisher, Barbara Remien, and Rita & Roger Jensen. Jo read the names of those attending and noted that we had a quorum.

Prior to the motion to accept the agenda, Jo advised that she needed to add to the agenda an Old Business Item and that was an update on Noxious Weeds. Nancy made a motion to accept the agenda with this modification and Bill seconded. All members approved the agenda.

Lea made a motion that the October 3, 2022 minutes be approved and Nancy seconded the motion. Lea advised that there were 2 items that had been brought up in the meeting that were not noted in the minutes. She indicated that she felt it important that these items were in the minutes should there be a need to refer back to them in the future. The first item was the question as to whether or not the pergola proposed for 295 Loma Vista Ct was to be attached to the dwelling or not. Jo confirmed it was not attached. The second item was regarding the discussion about the violation of Article IX, Section 2 of the CCR's (too many animals on a property) by a property owner on Loma Linda Dr. Lea asked that the date of the email from the property owner and the response back to the property owner be noted in the minutes. Subject to these two amendments being put in the minutes, Nancy made a motion that the minutes would be approved. Bill seconded and a vote was taken by all members that was unanimous. The minutes will be submitted by Jo Myatt for posting on the website.

Under Old Business, regarding the issue of noxious weeds, Jo advised that as of the last meeting there were only three property owners still not in compliance. Since that time one of the property owners advised and it was confirmed that Ethan Proud had sprayed their property. A second property owner stated that Ethan Proud had sprayed their property as well, but that could not be confirmed. So now only two property owners remained in non compliance. These property owners will continue to receive monthly fines until the issue is resolved/corrected.

Under new business, the committee reviewed:

Requests for Review:

- A. Requests by Lisa McQueen and Audrey Mitchell, 264 Lookout Court, for tree removal for fire mitigation, to build a deck with rail and dog run and paint exterior of the house alabaster. Lea made a motion to approve and Nancy 2nd. Jo asked for any comments or questions. Lea asked if the mitigation had been completed by October 31 as indicated in the application. Rita advised that they

were still working on it. Roger added that the work had begun prior to ACC approval. Lea asked if we needed to know when someone starts and Jo confirmed we do. Lea suggested that we have a start and finish date for the mitigation. Nancy suggested that this be put on the ACC form under comments. Roger expressed concern that the ACC had not been contacted prior to the commencement of the mitigation as there have been times in the past that trees have been removed from properties without the owners knowing. Since this is not a full time resident, he was concerned that someone was taking their trees. Jo suggested that when people use Bill Trimarco to guide them through the mitigation process they believe that the information is automatically given to the ACC. Perhaps this was just a misunderstanding or disconnect. When there were not any further comments/questions, a vote was taken and all ACC members were in favor of accepting the request, with notations in the comments requesting a completion date of the fire mitigation.

- B. Discussion on status of approved request for 292 Loma Linda Dr, dated October 5, 2020. Jo advised that because there was already a house with 2 structures on the property, the new structure was to be attached. As of now, it is not attached. The new structure was approved but has not been built as designed. Jo further stated that the distance between the garage and the shelter is about 12'. In January of 2022, the property owner advised that due to injury they had been unable to complete the project at that time. Nancy suggested that perhaps we should get a completion date from the property owners. Jo advised that this is not the first time that this sort of issue has arisen in the community. Lea suggested that we need to send a letter asking for more details including dimensions and date of compliance. Bill concurred. Jo suggested that a date of December 1, 2022 would be given for a response and if no response, a formal warning letter would be sent. Warning letters are sent by email, and certified mail. Information in a warning letter includes reference to the CCR's, options to appeal to the board and the process. Lea made a motion that a letter to the owners of 292 Loma Linda Dr be sent via email and by mail requesting for more information regarding their 4th building advising that it is not in compliance and requesting plans to bring it into compliance and a date as to when this would be remedied. Nancy seconded. A vote was taken and all ACC members were in favor of this motion.

The next ACC meeting was scheduled for December 5, 2022.

The meeting was adjourned at 1:39 pm.

Nancy Dorenkott
ACC Secretary

Approved _____ 2022