

**Loma Linda Subdivision Homeowners Association**  
**Minutes of the Board Meeting**  
**December 13, 2022**

The meeting, held at the Ross Aragon Community Center in Pagosa Springs, was called to order at 3:35pm by president, Maggie Fischer. She welcomed those attending in-person.

Directors present: Maggie Fischer, Bill Remien. Members present: Sue Wells, Sharon Jennings, Jo Myatt, Lisa Jensen, Tom Wennerlund, Linda Roberts, Patricia and Clayton Vyzralek.

**Minutes:** A motion to accept the minutes of the November 8 Board meeting as written was made by Bill Remien, seconded by Maggie Fischer, and approved by a vote of Bill-Yes, Maggie-Yes.

**Treasurer's Report:** Bill said the Profit & Loss statement through November was flat. The Metro District reimbursed the HOA \$1,019.63 for the cost of the four spruce trees. Professional fees paid out were \$1,065.00. The P&L Budget Performance from January – November showed Total Income of \$6,922.36 and total Expenses of \$15,342.78 leaving Net Income of negative **\$8,420.42**. He noted that \$8,700 dues were paid in December 2021. The Balance Sheet shows the Operating Account at \$41,223.53 and the Reserve Fund at \$22,617.26. A motion to accept the financial reports as presented was made by Maggie Fischer, seconded by Bill Remien, and approved by a vote of Maggie-Yes, Bill-Yes.

**Old Business:**

**Policy Updates-**A motion to approve website posting of the three CCIOA policies, covering Collection, Enforcement, and Conduct of Meetings, based on House Bill HB22-1137, as updated by Altitude Law was made by Maggie Fischer, seconded by Bill Remien, and approved by a vote of Maggie-Yes, Bill-Yes. In addition to the website posting for member comments, an email blast will be sent to property owners. Discussion: A question was asked whether another attorney could be used. The Board said there was no plan to change attorneys; Altitude Law is proficient in HOA matters.

The next regular Board meeting is Tuesday January 10, 2023 at 6:00pm and will be via Zoom online.

Members were reminded to call or email the HOA Board with HOA concerns.

This meeting was adjourned at 3:47pm.

Sharon Jennings/Recording Secretary

Minutes approved January 10, 2023 as written