

Loma Linda Subdivision Homeowners Association
Minutes of the Board Meeting
November 8, 2022

The hybrid meeting, held via Zoom online and in-person at the Ross Aragon Community Center in Pagosa Springs, was called to order at 6:01pm by president, Maggie Fischer. She welcomed those attending in-person and those who joined online.

Directors present: Maggie Fischer, Bill Remien, Rita Jensen. Members present: Matt Fischer, Sherry Milligan, Roger Jensen, Sharon Jennings, Al and Jo Myatt, Rick and Bernie Sautel, Robert and Anne Farris, Linda Hanson-Roberts, Sue Wells, Tom Wennerlund, Ron and Kim Franco, Barbara Remien.

Minutes: A motion to accept the minutes of the October 11 Board minutes and the October 6 Executive Session minutes as written was made by Rita Jensen, seconded by Bill Remien, and approved by a vote of Rita-Yes, Bill-Yes, Maggie-Yes.

Homeowners Open Forum: 1) Sue had a question on the Proxy voting process. Maggie explained the use of the proxy form.

Treasurer's Report: Bill shared the Profit/Loss Statement indicating total income at \$549.16 which included \$400.00 in dues; the largest expense of \$1,019.63 was for landscaping for the subdivision entrance. Net income for October was a negative **\$801.63**. The P&L Budget Performance from January through October shows a deficit of **\$8,474.60**. The Balance Sheet shows \$41,169.91 in the Operating account and \$22,616.70 in the Reserve Fund. The Accounts Receivable balance includes \$20.00 prepayment of 2023 dues by the Fischer's who were testing the ease of the bill-pay option; Maggie noted that the other \$43.00 is from overpayments by others. He noted the HOA is receiving about \$.97 a month interest. Bill researched and found the HOA could move funds into a higher interest-bearing account and gave an example of Fidelity Investments which offers a 2.5% interest rate on cash accounts from which checks could be written. A motion to accept the financial reports as presented was made by Maggie Fischer, seconded by Rita Jensen, and approved by a vote of Maggie-Yes, Rita-Yes, Bill-Yes. Discussion: Outstanding dues and fines are about \$7,500; four properties account for about 90% of the unpaid dues.

Committee Reports:

ACC-Jo reported the committee met November 7. Approval was given to the Lisa McQueen/Audrey Mitchell residence on Lookout Court for tree removal for mitigation, building a deck with attached dog run, and exterior house painting.

FireWise-Al reported that he and Jo are working to accumulate data for the FireWise USA Recertification report that is due November 16. He shared the required risk-reduction investment per dwelling unit was \$28.50 and our investment was \$401.48 per dwelling unit. Chipper day accomplishments were also shared including sixteen participants, dollars spent, and cost-share reimbursements. Residents reported over 1,160 hours spent on mitigation efforts in 2022. Due to long-term drought and overgrowth of natural resources continued mitigation efforts are necessary. The WAP Chipper Program is expected to be funded in 2023; let Al know if interested in participating.

Social-Maggie reported an email blast and letter about a Season's Greeting Social after the special members meeting on Tuesday, December 13 at the Community Center Gym. Bring appetizer, personal drinks, and a gift if wishing to participate in the voluntary gift exchange.

Governing Document Clean-Up-Two items will be given to the committee for review: 1) Procedure for proposing amendments to the CCR's may need more detail, and 2) Establishing bank accounts and maintenance for minimums.

Old Business:

Election Results-95 ballots were turned in. Terri Moser received 51 votes and Bill Remien received 44 votes.

Maggie congratulated Terri who will be installed at the January meeting and said that Bill will be missed on the Board.

Fuel/Fire Break-Roger shared that a productive meeting was held and attended by Roger Jensen, Al Myatt, Bill Remien, and Bill Trimarco who met with the District Ranger, Josh Peck, who was helpful and supportive answering questions. The group's focus in the neighborhood is to work with landowners with lots on the southern border, particularly the southwest border, to gauge their interest and encourage fire mitigation on their properties. Bill Trimarco from Wildfire Adapted Partnership informed the group that a 60/40 mitigation cost-share should be available in 2023. Roger and Al will work to contact those property owners. Bill T. has a template used in the past that he will share with them. Based on the community wildfire plan that is in place this is the phase the HOA should be working on. Phase I was mitigation work previously done on the Metro District lot and two privately owned lots off Winterwood. The Forest Service feels the greatest threat to our subdivision is a fast-moving fire coming from the west. The Echo Canyon Ranch owner of the property just outside our border is working on a mitigation plan for his land. If we work on the southern border, the Forest Service is willing to further discuss assisting mitigation on Forest Service land; unless property owners mitigate adjoining lots, the Fuels Manager of the F.S. will not commit to mitigating F.S. land. Roger said the true boundaries between the Forest Service land and private Loma Linda lots are not known due to a surveying error that occurred decades ago. A buy-back of portions of F.S. land by residents back in the 1990's must be reviewed. They did advise property owners not to go on Forest Service land to do mitigation as it is a liability issue. Maggie asked that this information be emailed to the HOA so she could send out an email blast of the details to all property owners. The team was given appreciation by the Board and residents for their report.

Landscaping-The dead Aspen trees were removed. Al Myatt and the Fischers picked up four Colorado Blue Spruce which were planted and watered by a group of Loma Linda residents (Al Myatt, Pat Amstein, Paul Hanrahan, Matt Fischer, Brian Thielst, Al Borchardt, and Kent Jennings). As a representative of the Metro District, Matt Fischer, said they would like to pay for the trees which are in the right-of-way; they have budgeted funds and upon receipt of the bill (which the HOA has already paid), the Metro District will reimburse the HOA. This offer was accepted by the HOA and Maggie will forward the bill/receipt to the Metro president, Kent Jennings.

2023 Budget-The budget has been on the website since the October meeting. A motion to approve the budget for 2023 was made by Rita Jensen and seconded by Bill Remien. Reminding attendees that the budget; a best guess estimate of income and expenses. Discussion: 1) Computer and Internet Expenses will be moved to the Reserve expenditures as it is a one-time expense. 2) The Contingency Fund of \$4,000 set several years ago will be dropped because it is not necessary as there is a reserve fund. 3) A suggestion was made to review and lower the proposed budgeted amount for Socials from \$4,000 to \$3,000 since we are in a deficit. Prices of restaurants and catering is going up, attendance is going up. This year, the Social committee used up paper goods stock from the storage room so purchases will be necessary next year. Socials benefit the subdivision. Instead of every resident bringing only food, perhaps assigned residents could sign up to bring plates or cutlery or napkins instead. The consensus was to keep the fund at the \$4,000 level. There is always positive response from the residents when a Social is held. 4) The existing Environmental Fund, which may not be needed for Chipper Day cost-share since W.A.P. expects to be able to fund this in 2023 and the HOA would not need to have funds set aside for cost-sharing but will be available for mitigation cost-share if needed. A motion to approve the amended budget to move the Computer/Expense to Reserves and to rename it as Website Update and removing the Contingency fund was made by Maggie Fischer, seconded by Rita Jensen, and approved by a vote of Maggie-Yes, Rita-Yes, Bill-Yes.

New Business:

Policy Updates-A motion to approve an expenditure of \$395.00 payable to Altitude Law to update policies per House Bill 22-1137 was made by Bill Remien and seconded by Rita Jensen. Maggie explained this new bill went into effect and revises sections of CCIOA which requires associations to update three policies: 1. Collections policy, 2. Enforcement policy, and 3. Conduct of Meeting policy. Altitude Law would prepare these three at a flat fee. Discussion: This ensures our HOA is compliant. Altitude Law is an expert in the field of homeowner associations. The consensus is that is a good and appropriate decision.

Move Money from Operating Account-The Board suggested moving the majority of HOA funds from the

Operating Account to the Reserve Account. This leaves the Operating Account holding only money that comes in and money that goes out; if additional funds are needed, they can be transferred from the Reserve account back to the Operating account. There was an agreement that this made sense.

Fencing on Saddleback-A single vehicle accident occurred Halloween night knocking down the recently repaired fencing including T-post, wood post, and wires. The driver was not hurt but was cited for careless driving. Proper repairs will be made in the Spring. Young Eric Smith saw the aftermath and took it upon himself to fix what he could on the fence; please extend thanks to him or his family. A raised bank was suggested on that corner. The Metro District is planning on additional signage showing curve ahead/arrows, slower speed limit, reflectors, etc. Maggie said she has spoken with the driver's family and they know the driver is responsible for repair costs and have agreed to pay expenses. The HOA will measure for and purchase fencing material and submit a bill to the family; she has the case number from the Police officer.

The next meeting is a Special Member's meeting on Tuesday, December 13 at 4:00pm at the Ross Aragon Community Center Gym on Hot Springs Blvd. This will be an in-person meeting only; not hybrid/virtual. Come prepared to vote on the Bylaw changes in person or by mailed in Proxy. Stay and take part in a Holiday Social which will commence after the meeting.

This meeting was adjourned at 7:05pm.

Sharon Jennings/Recording Secretary

Minutes approved December 13, 2022 as written.