

**Loma Linda Subdivision Homeowners Association**  
**Minutes of the Board Meeting**  
**January 10, 2023**

The meeting, held via Zoom online, was called to order at 6:00pm by president, Maggie Fischer who welcomed our incoming Board member Terri Moser.

Directors present: Maggie Fischer, Rita Jensen, Terri Moser. Members present: Sharon Jennings, Roger Jensen, Sue Wells, Tom and Jannette Wennerlund, Al and Jo Myatt, Tamarie Smith, Robert and Anne Farris, Rick and Bernie Sautel, Ron and Kim Franco, Bruce and Allison Peeler, Barb Remien, and Barbara Hanrahan.

**Minutes:** A motion to accept the minutes of the December 13 Board meeting as written was made by Maggie Fischer, seconded by Rita Jensen, and approved by a vote of Maggie-Yes, Rita-Yes.

**Election of Board of Directors:** Maggie asked Terri Moser to take the oath of office by responding to questions pertaining to her service to the HOA to which Terri answered in the affirmative. A motion to elect Maggie Fischer to the Board of Directors was made by Rita Jensen, seconded by Terri Moser; a motion to elect Rita Jensen to the Board of Directors was made by Maggie Fischer, seconded by Rita Jensen; a motion to elect Terri Moser to the Board of Directors was made by Maggie Fischer, seconded by Rita Jensen. All were approved by vote of the Board. Maggie will serve as president, Rita will serve as vice-president, and Terri will serve as secretary/treasurer. Terri will have authorization to contact the HOA outside accountant on HOA financial matters, receive financial reports, and handle necessary banking activities on behalf of the HOA Board.

**Public Comments:** 1) Rita thanked Bill Remien for stepping up to fill a vacancy on the board and for his service on the board. 2) Tamarie brought up the slick roads and suggested putting out sand barrels in places so residents can scoop sand onto the roadway. Maggie noted that a discussion on the roads was a Metro District responsibility and will be coming up under Committee reports. 3) Sharon thanked Al for donating the battery-operated strands of Christmas lights for the spruce trees at the front entrance.

**Treasurer's Report:** Maggie shared the financial reports through December 2022 on screen. The Balance Sheet shows the Operating Fund balance as \$41,011.18 and the Reserve Fund balance as \$22,617.83. The Profit/Loss showed Net Income in December as a loss of <\$207.93>. The Budget Performance was reviewed indicating the year with negative Net Income of <\$8,431.05>. It was noted that a little over \$8,700 of 2022 dues was collected in December of 2021 thus the loss of <\$8,431.05> would not be there if dues had all been collected in the 2022 year. 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, Terri-Yes. Reports will be posted on the website.

**Committee Reports:**

**ACC-Jo** reported the committee met January 9 and were working with the landowner at 292 Loma Linda Drive on an issue.

**FireWise-Al** reported 25-30 properties provided mitigation hours and projects in 2022. The Loma Linda Subdivision qualified as a Firewise Community again.

**Social-Maggie** gave a wrap-up on the Christmas social and meeting. There were about fifty residents in attendance and a variety of food options were shared by residents. She thanked Bernie Sautel, Sheree and Steve Hendrix for setting up.

**Metro District-A** report was sent in covering 1) the notice that was sent reminding property owners and/or their snow contractors not to push snow across the roads as it can damage the road surface and create a driving hazard, 2) traffic signs are being purchased for the curve at the southwest corner of Saddleback and Loma Linda, 3) the next Metro Board meeting is Thursday, January 12 and residents can attend should they wish to.

**Old Business:**

**Bylaws Vote-**At the Special Members Meeting in December, of the eleven Bylaw changes proposed, ten passed and one did not. The approved Amended Bylaws are posted on the website.

**Policy Updates-**A motion to approve the three revised board policies (1. Conduct of Meetings, 2. Covenant & Rule Enforcement, 3. Collection of Unpaid Assessments) as required by Colorado law, after they were reviewed and updated by Altitude Law, was made by Rita Jensen, seconded by Maggie Fischer. Discussion: In the Covenant & Rule Enforcement policy, an agreement by the board and residents present was made to change the ten-day response time noted in Section 9. Fine Notice, to thirty (30) days considering postal service mailing times especially to those living out of state. In addition, in Section 5, the letter will be titled a "Courtesy Notice" instead of a Warning Letter and be given so owners are aware of an issue that may be a violation if not dealt with and give them the opportunity to address the issue or check into solutions for correcting the issue. It should be consistent and clear that it is an initial communication and be considered a 'call for a response', not a Violation Letter with fines. It may be sent via email or standard postal service. The first violation letter should be titled as "Initial Violation Letter" and specify the type of infraction (such as Weed Warning, etc.) and will include a fine notice giving thirty (30) days to arrange for a 'cure' of the original violation though not require that the fix be completed...it can be 'in progress'. The Initial and Second Violation letters must be sent via Certified Mail/Return Receipt Requested. A motion to amend the initial motion to specify approving the policies as amended due to changes discussed was made by Rita Jensen, seconded by Maggie Fischer, and approved by a vote of Rita-Yes, Maggie-Yes, Terri-Yes. Maggie will sign and post the amended policy after changing the items discussed.

#### **New Business:**

**Damaged Fencing-**The fence on the southwest corner of Saddleback at Loma Linda (bordering National Forest land) was demolished again by an unknown vehicle. Maggie spoke with the Forest Service and was told the fence is HOA property and originally installed when that area was used for cattle grazing. An initial motion regarding replacement of the fence will be tabled until a resident survey is taken. Many opinions were shared: A fence will keep ATV's from leaving the F.S. land and coming into the subdivision from that entrance point, it may help notify hunters they are close to a housing development and should not be hunting, forms a barrier to deter unleashed pets from running onto the road from F.S. land, in the future a fence will identify the boundary between F.S. property and Loma Linda property; some don't like fences.

It was suggested that nothing be done on replacement until new signage is in place which the Metro District is working on. Another idea was to put up a guardrail on this corner though it could still be damaged in an accident and have to be replaced.

**Annual Member Meeting-**A motion to schedule the members meeting for Saturday August 12, 2023 was made by Maggie Fischer, seconded by Rita Jensen, and approved by a vote of Maggie-Yes, Rita-Yes, Terri-Yes. Discussion: Based on our Bylaws, the annual meeting is to be held in July or August. July and early August were questionable due to an existing board member vacation schedule and the County Fair schedule. Saturday was preferred rather than Sunday. A suggestion to poll the property owners via a Facebook survey was made.

**Next Meeting-**A motion to schedule the next regular Board meeting on Tuesday March 14, 2023 at 6:00pm was made by Rita Jensen, seconded by Terri Moser, and approved by vote of Rita-Yes, Terri-Yes, Maggie-Yes. The Board will determine if the meeting will be online via Zoom or be a hybrid (in person and via Zoom online). At this time, there is no immediate business to be dealt with in February but, if necessary, an interim meeting will be called.

A logistics/training work session will be held 9:00am Tuesday, January 17<sup>th</sup> at Maggie's home with Maggie, Rita, Terri, and Sharon attending. Each are encouraged to bring their computer to test running a Zoom meeting, to learn how to use MailChimp for HOA communication, update HOA passwords, and learn how to read the financial reports.

This meeting was adjourned at 7:20pm.

Sharon Jennings/Recording Secretary

Minutes approved March 14, 2023 as written.