

Loma Linda Subdivision Homeowners Association
Minutes of the Board Meeting
March 14, 2023

The meeting, held via Zoom online, was called to order at 6:05pm by president, Maggie Fischer. Directors present: Maggie Fischer, Rita Jensen, Terri Moser. Members present: Sharon Jennings, Julie Wooten, Robert & Anne Farris, Bill & Sherry Milligan, Sue Wells, Al and Jo Myatt, Ron & Kim Franco.

Minutes: A motion to accept the minutes of the January 10 Board meeting as written was made by Rita Jensen, seconded by Terri Moser, and approved by a vote of Rita-Yes, Terri-Yes, Maggie-Yes.

Public Comments: None

Treasurer's Report: Terri shared the Profit & Loss Statements and Balance Sheets for January and for February and the Budget Performance report for the Year-to-Date through February noting there was nothing out of the ordinary on any reports. 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.

Maggie reported that IRS Form 1120H (Income Tax Return for Homeowners Associations) was filed mid-February and the outside accountant is working on the 990 Disclosure.

Committee Reports:

ACC-No meeting was held; no report was presented.

Social-Anne will check with the CSU Extension office to reserve their Hall for the August 19th members meeting.

FireWise-Al reported no major events due to the winter season. The Fire Mitigation committee of Bill Trimarco, Bill Remien, Al Myatt, and Roger Jensen will ask the HOA to send out a letter, being written by Bill Trimarco of Wildfire Adapted Partnership, to all residents on the southern border of Loma Linda that back up to the Mesa. This will also be posted at the mail station bulletin board so all L.L. residents can read it. There is a 60/40 WAP cost sharing program available which all residents of L.L. can participate in by having a site assessment done on their property and have their work approved by Bill Trimarco. It was summarized that as L.L. takes action, the Forest Service is likely to take additional mitigation efforts on the Forest Service side of those properties. Jo will provide addresses for those residents on the southern border.

Old Business:

A motion to move the annual members meeting from August 12 to August 19 at the CSU Extension building was made by Terri Moser, seconded by Rita Jensen, and approved by a vote of Terri-Yes, Rita-Yes, Maggie-Yes.

A reminder was given that the rest of this year's meetings will be scheduled on the second Tuesday of each odd month: May 9, July 11, September 12, November 14.

New Business:

Loma Linda Clean-up Event-Maggie reported that the Town of Pagosa is having a clean-up day on May 6. They want to get HOA's involved by picking up trash and bringing it to Yamaguchi Park where there would be a prize for the group collecting the most trash. The Social Committee will determine if L.L. participates in this event or has our own.

Nominating Committee-A committee will be appointed by June 10th (or no later than sixty days in advance of the Annual Members meeting) to identify candidates for the open board position for the 2024-2026 term. The committee will be made up of three to five members. 2023 is Rita's last year on the HOA Board.

Metro District-Maggie read the report submitted covering three subjects: Snow, Election, and Open Position.

- **Snow:** Resident feedback on snowplowing has been mostly positive as they realize how hard it can be to keep roads open and safe due to the heavy snows this year. It noted that after plowing, LLMD members drive all the roads and contact the Contractor on issues. Snow needs to be moved far enough off the road, into ditches, so as snow melts the water does not flow back onto the road which helps speed up the drying and reduces the mud. The report noted that bad areas of the roads will be graded after the thaw.
- **Election:** Four residents (Brad Sumpter, William Trimarco, Bill Remien, Barbara Hanrahan) have expressed interest in serving on the LLMD Board so the first in-person election will be Tuesday, May 2nd at the community center. Loma Linda property owners and residents who are registered to vote in Colorado are encouraged to come out and vote for three of these prospective candidates who will serve with two current LLMD members, Matt Fischer and Al Myatt. Matt is the Designated Election Official; contact lomalindamd@gmail.com if you have questions.
- **Open Paid Position:** A paid Secretary/Admin position is open for LLMD. Duties include taking minutes and assisting with other administrative tasks. If interested, contact the board at lomalindamd@gmail.com.

Establishing Bank Accounts and Minimum Balances-A motion to revise the current policy on the Procedure for Establishing Bank Accounts and Maintaining Minimum Balances, which specifies a \$5,000 minimum balance in the Operating Account and \$10,000 minimum balance in the Reserve Account (previously set in 2020), to change the minimum balance of the Reserve Account to \$20,000 was made by Maggie Fischer, seconded by Rita Jensen, and approved by a vote of Maggie-Yes, Rita-Yes, Terri-Yes. Discussion: The purpose is to enable the HOA to cover unexpected expenses, such as legal or court costs. Some funds could be moved from the Operating Account to Reserves if needed. As to whether this fund could be used for anything or only for emergency use, it was explained that any expenditure would require Board approval.

Redirection of Money from Operating Account-A motion to adopt redirection of \$20,000 of excess funds from the Operating Account to the Reserve Account was made by Maggie Fischer, seconded by Rita Jensen, and approved by a vote of Maggie-Yes, Rita-Yes, Terri-Yes. Discussion: Usually such a transfer is done as part of the annual budget process, but it hasn't been done due to a number of issues. Current excess funds in the Operating Account will not be spent in 2023. Approximately \$5,000 is being held for staining of the mail station and upgrades to the HOA website. Currently, the Reserve Account has about \$22,000 in it and the Operating Account has about \$55,000. The HOA's accountant will be contacted to make the transfers. Residents may reject this redirection of funds.

Next Meeting-The next meeting of the HOA Board will be Tuesday May 9th at 6:00pm as a hybrid meeting; In-person at Ross Aragon Community Center and online via Zoom conferencing.

This meeting was adjourned at 6:42pm.

Sharon Jennings/Recording Secretary

Minutes approved May 9, 2023 as written