

ACC Minutes  
Loma Linda Subdivision  
May 1, 2023  
Virtual Zoom and In person Special Meeting

The meeting was called to order by Chairperson Jo Myatt at 1 pm. Those who joined the meeting were ACC Members, Jo Myatt, Nancy Dorenkott, Steve Hendrix and Lea Young. We were also joined by guests: Rita Jensen, Sue Wells, David Kohlschmidt, Kirk Kohlschmidt, Tamarie Smith, Maggie Fischer and Tom Highsmith. Jo read the names of those attending.

Jo advised that any comments to be made would be limited to 3 minutes. Jo further advised that there were some changes to be made to the agenda. These items were the approval of minutes from the ACC special Meeting of April 7 and a request by Ronald Franco for fire mitigation. A motion to approve the agenda was made by Lea and seconded by Nancy. The ACC unanimously approved the motion.

A motion was made for the Approval of last minutes of the ACC meeting on April 3, 2023 by Steve. Lea seconded. The ACC unanimously approved the motion. A motion was made for the approval of the minutes for the special meeting held on April 7, 2023 by Nancy. Steve seconded. The ACC unanimously approved the motion.

Homeowners Forum-Jo asked for any comments or concerns on items that were not on the agends. Sue Wells commented on metal buildings that were being okayed and built in the neighborhood and how that doesn't seem to fit in our neighborhood, and is not in keeping with the harmony of other buildings. Sue indicated that people had invested a lot of money in their homes. She also indicated that she would like things tightened up when reviewing what is approved by the ACC.

Tom Highsmith followed up on Sue's comments and advised that when he built his garage some years ago, he was told metal buildings were not allowed, so he noted there must have been a change.

It was also indicated that the contractors on the new metal home on Saddleback had been burning debris.

New Business:

1. Request for Review Kirk and David Kohlschmidt (240 Loma Linda Dr) new home construction. Lea made a motion to approve and Nancy seconded. Jo opened for discussion. Lea asked that since the structure is in the name of an LLC, is this to be a residence. The property owner said it was built for the family as a residence but wanted to have it in an LLC so as ease to pass on to the children. Lea asked where the driveway and leach field would be. The property owner indicated that it is on the site plan. The leach field is at the back of the property. Lea asked about the dormers and was advised that the dormer was an operable dormer. Nancy pointed out to those who could not see the prints that the

residence met the 50' setback, minimum square footage requirements and was to be a log home. Jo asked if they had considered for future buildings such as a garage due to the leach field placement. The owners indicated yes they had and are aware of the requirements. The owners stated they realized that they are one of the first houses seen as you enter the development and want to make sure that it is a nice structure. Jo asked if they had thought about radon system and a French drain. The owners indicated they were getting quotes on the radon and were considering the drain. The owners further indicated that their plans were to begin construction in June with the drive, utilities etc. They will have a temporary storage container put on the property as well as an RV for them to stay in while building. They are the builders but will be doing some subcontracting. The owners are from Wisconsin but had moved to Texas and Oklahoma. They have been coming to Pagosa Springs since 1973.

Jo asked for any additional comments and when there were not any, she asked for a vote on the motion to approve this new build. The ACC unanimously approved the motion.

- 2 Request by Ken and Nancy Dorenkott (45 La Tierra Ct) for extension of privacy fencing. Nancy recused herself from this issue other than to answer any questions. Steve made a motion to approve the request and Lea seconded. Jo opened for discussion. Tom Highsmith asked if the extension would be the same style and same wood. Nancy confirmed that was their intention. Tom asked which direction the extension would go and Nancy advised away from the road, in the back of the house. Tom asked that since there had been a question about the property stakes if the current stakes are the current boundary. Nancy confirmed that yes they were and in fact the property had been surveyed several times. On the opposite side of the property, the adjoining property had been resurveyed and those stakes were right next to the stakes that their surveyor had put in, Jo confirmed they had a copy of the survey. Lea asked to confirm that this was just an extension. Nancy advised yes. Tom advised he had no further questions or issues on this matter. Jo referred to the motion to approve this request. The ACC unanimously approved the motion. Nancy recused herself.
- 3 Request by Ronald Franco (578 Saddleback) for tree and shrub removal for fire mitigation. Jo advised that the request was done based on a fire mitigation plan done by Bill Trimarco of Wildlife Adaptive Partnership Assessment. A few juniper and scrub oak would be removed. Nancy made a motion to approve the request and Lea seconded. Jo asked for any comments. Lea and Nancy advised that it was very straightforward and detailed. There were no other comments. The ACC unanimously approved the motion.

The next meeting will be on June 5, 2023

The meeting was adjourned at 1:27 pm

Nancy Dorenkott  
ACC Secretary

Approved June 5, 2023