

ACC Minutes  
Loma Linda Subdivision  
June 5, 2023  
Virtual Zoom and In person 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 Bill Milligan. We were also joined by guests: Rita Jensen, Sue Wells, Al Myatt, Tamarie Smith, Tracy Cain, Rob and Shae Brown, Robert and Anne Ferris, and Terri Moser. Jo read the names of those attending and identified those calling in from phones only.

A motion was made for the Approval of last minutes of the ACC meeting on May 1, 2023 by Steve. Bill seconded. The ACC unanimously approved the motion.

**Homeowners Forum**-Jo asked for any comments or concerns on items that were not on the agenda. Tracy Cain asked a question for clarification on why a deck which is attached to a house would need approval by the ACC. Jo responded that any exterior changes needed to be approved by the ACC. Tracy asked if this would apply to a handicap ramp and Jo confirmed it would.

**New Business:**

1. Request for Review Rob and Shae Brown, 70 Saddleback, new home construction. Nancy made a motion to approve and Bill seconded. Jo opened for discussion. Jo advised that the Browns advised that the county had determined that their driveway needed to be moved and therefore they had to move the house placement as well from the initial position shown on the PILC. A revised drawing had been submitted. Nancy asked about what appeared to be piers on the house to raise the elevation due to our climate. Shae advised that they were working with an engineer to make sure all was in order. Bill suggested that the open area might be attractive to our wildlife such as bears. Shae advised they might enclose the area. She further stated that they were trying to be aware of not blocking the neighbors view. Jo asked about where their septic would be. Shae advised that it would likely be on the northeast side of the property. Nancy asked about the siding to be used. They advised they planned to use wood siding, possibly gray in color. Jo then advised that we had a motion to approve which would have a contingency that a revised PILC be provided. She asked for a vote on the motion to approve this new build with the contingency. The ACC unanimously approved the motion.
  
- 2 Request by Cindy Zabel and Alan Borchardt (113 San Juan Dr.) for extension of deck and stairs. Nancy made a motion to approve the request and Bill seconded. Jo read the request and asked for questions. Nancy asked if the extension was above the garage and it was confirmed therefore no closer to the property/ boundary line. Jo referred to the motion to approve this request. The ACC unanimously approved the motion.

- 3 Request by Ric and Bernie Sautel (505 Eight Mile Loop) for a new metal roof. Jo advised the roof will be green. Steve made a motion to approve. Nancy seconded. Jo asked for any questions. There were no other comments. The ACC unanimously approved the motion.
4. Request by Tom and Janette Wennerlund (1353 Loma Linda Dr.) for fire mitigation. Steve made a motion to approve. Nancy seconded. Jo advised that the request was done based on a fire mitigation plan done by Bill Trimarco. Steve advised he had been to the property and he saw that one tree had been struck by lightning and was threatening the shop. There were no other comments. The ACC unanimously approved the motion.

**Noxious Weeds**-Jo asked Steve and Bill to head up the Noxious Weed review this year. Jo advised that she will give them a map of the community indicating what properties are on the list to be sprayed. She will also ask Maggie to ask residents to advise if they are having their property sprayed.

**Workshop on Rules/Standards**-Jo advised that she wanted to set up a workshop to review the wording of rules/standards. Certain things have been questioned such as the wording of structures keeping *in harmony* and the use of metal buildings. Rita suggested that residents be allowed to send in suggestions and look at old guidelines such as those from 2004. Rita further stated that some wording can be ambiguous and ambiguity causes disagreements. Al suggested that when proposing changes, we should back it up. Rita suggested looking at wording from other associations. She further stated that the use of breezeways have become loopholes for a 4<sup>th</sup> structures and that commercial vehicles need to be defined. Sue asked if residents could attend. Jo asked that comments be sent in writing and that residents could attend but could not participate. Terri asked if it could be set up on zoom. Monday June 12 at 1pm was set as the first workshop date.

The next meeting will be on July 10, 2023, not July 3<sup>rd</sup> due to the July 4<sup>th</sup> holiday. ACC members agreed unanimously

The meeting was adjourned at 1:47 pm

Nancy Dorenkott  
ACC Secretary

Approved August 7, 2023