

Loma Linda Subdivision Homeowners Association
Minutes of the Board Meeting
May 9, 2023

The meeting, held via Zoom online, was called to order at 6:04 pm by president, Maggie Fischer. Directors present: Maggie Fischer, Rita Jensen, Terri Moser. Members present: Sharon Jennings, Barb Remien, Tamarie Smith, Tracey Cain, Bill Trimarco, Shelly Baker, Anne and Robert Farris, Bernie and Rick Sautel, Roger Jensen, Kim and Ron Franco, Janette Wennerlund, Clifton Lee, Jo and Al Myatt.

Minutes: A motion to accept the minutes of the March 14 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: Terri Moser shared her personal input on living in the Loma Linda neighborhood. She then reminded residents to report illegal/criminal matters to the Sheriff's Office. Conflicts between neighbors are not under the purview of the HOA. The HOA is not law enforcement nor is the HOA the moral police. The HOA enforces the CC&R's and looks into those violations.

Bill Trimarco asked for the Board's position regarding an email from a previous property owner who felt her family was being followed while riding horses and under surveillance. The Board stated a letter had been received. It was explained that a video of the three horses (that the previous owner owned) was taken on a public road by a resident and not the ACC Chair after an incident involving a prior three horse violation. The resident wanted to have proof of the violation. The board does not condone illegal activity.

Tamarie Smith spoke about an anonymous letter she received several months ago she felt was harassment. She talked with the Sheriff who said she should speak to the HOA board. The Board responded that law enforcement should be called if she felt threatened but is not sure what the Board could do about the anonymous letter. Tamarie stated she has emails from prospective buyers and realtors who said they are not purchasing in Loma Linda due to hearing bad things about the ACC. Terri asked if she could forward those to the HOA Email so the board has this information and Tamarie indicated she would. She felt that an ACC meeting held before Christmas, pertaining to an issue with the plans on a horse shed built that was stalled due to weather, was inappropriate and that the ACC's behavior was not fair or impartial. She felt they are not sticking to business, that they asked personal questions not pertaining to the property/building of another owner, brought personal decisions into the discussion, and that the entire ACC committee should be removed from their position. The Board would have to investigate if a committee is not doing their job and acting inappropriately. A decision was made to hold an Executive Session to explore allegations against the ACC once the facts are received.

Treasurer's Report: Terri shared the Financials including the Profit & Loss statement and the Balance Sheet noting that some dues were still outstanding and reminding property owners to pay dues to avoid penalties. A motion to approve the financials for March and April was made by Maggie Fischer, seconded by Rita Jensen, and approved by a vote of Maggie-Yes, Rita-Yes, Terri-Yes.

Committee Reports:

ACC- a) Jo reported from the last meeting that approvals were given for 1) 448 Saddleback: a lean-to animal shelter on garage, tree removal, and fencing on Saddleback; 2) 240 Loma Linda: new log home construction; 3) 578 Saddleback: fire mitigation (tree removal); 4) 45 La Tierra: extension of existing fence. b) Maggie referred to the Covenant's Article 7 regarding Exterior Maintenance and encouraged property owners to take care of needed maintenance on their property for issues that occurred during the winter freeze/thaw now that there is nicer weather. c) A work session will be scheduled to review ACC guidelines. Rita said some clarification may be needed on the Rules, Regulations, and Standards (available on the HOA website). She noted that concerns have been raised by some homeowners about some structures going up in the neighborhood and whether those structures were approved according to the CC&R's. The Bylaws and Board policies state the ACC has the power to adopt rules, regulations, and standards when necessary to facilitate clarification and enforcement of the covenants. There are procedures the ACC must follow, and architectural guidelines that should be reviewed. Owner participation is encouraged to give suggestions

and ideas. A suggestion was made to have a board member attend committee meetings as an observer. Jo noted that most meetings have a board member in attendance and invited anyone to attend. The Board will assist in having the work session set up as an online Zoom meeting.

FireWise-Al said Chipper Day is scheduled for July 10 and property owners should sign up with him to be on the list. There should be funding available for a cost match. The HOA will send an email blast to notify all residents.

Social-A community clean-up will be held on Saturday June 3 with staging at the Myatt's home on Loma Linda. Trash bags will be provided. After the clean-up, some refreshments will be available; bring a chair if you wish to take a rest, have a snack, and visit.

The annual member's meeting will be held on August 19th at the Colorado State Extension Building.

Metro District-The election was held May 2nd with about 50% of property owners taking part. Eighty-seven votes were cast for the four candidates: Barbara Hanrahan, Brad Sumpter, Bill Trimarco, Bill Remien). Metro members drove all subdivision roads with the Contractor and reviewed the roads. Based on needs, summer maintenance will be done. Signage at the curve on southeast Saddleback at Loma Linda is in the works.

Old Business:

Policy Update-The policy on keeping a minimum balance in reserves had been posted and no public comments had been received. A motion to approve the updated policy on the Procedure for Establishing Bank Accounts and Maintaining Minimum Balances was made by Rita Jensen, seconded by Terri Moser, and approved by a vote of Rita-Yes, Terri-Yes, Maggie-Yes.

Nominating Committee-No response has been received from HOA's call-out for residents to serve on the Nominating Committee. This is not a long-time requirement. Part-time residents can serve.

New Business: No new business was presented.

Next Meeting-The next meeting of the HOA Board will be Tuesday July 11 at 6:00pm.

This meeting was adjourned at 6:57pm.

Sharon Jennings/Recording Secretary