

ACC Minutes
Loma Linda Subdivision
August 7, 2023
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 Lea Young. We were also joined by guests: Al Myatt, Tamarie Smith, Rob and Shae Brown, Anne Ferris, Maggie Fischer, Tom Highsmith, James Nelson and Bob Radigan.

A motion was made for the Approval of last minutes of the ACC meeting on June 5, 2023 by Steve. Nancy seconded. The ACC unanimously approved the motion. Note Lea recused herself from the vote as she was not at that meeting.

Homeowners Forum-Jo asked for any comments or concerns on items that were not on the agenda. Jo advised that Dave Parker had contacted her wanting to know if horses could be brought to a property for a week or so by a family member. Maggie advised that they probably could, but they would have to advise the ACC in advance. It was also discussed that immediate neighbors should be advised.

Old Business

1. Update on breezeway at 292 Loma Linda Dr- Jo advised that the breezeway was completed. However the matching shingle for the roof was on backorder.
2. Update on draft policies-Jo had provided committee members with draft copies of updated policies. She asked that each member contact her with any comments or corrections in writing. Jo will present the draft policies to the HOA board at the September meeting after which, the draft policies will be posted for the property owners to make comments for a period of 30 days. If there are no comments, the draft policies will be signed off on by the HOA board. If there are comments, the draft policies will be brought back to the ACC for further review. Anne Farris asked if the drafts could be found on the website and it was confirmed that they were under the ACC, on the website. It was noted that when going to the website it was best to use a computer vs a phone.
3. Update on Noxious Weeds-Jo advised that there had initially been 19 property owners whose weeds were not taken care of and we were then down to 9. Recently 2 other property owners have responded to Jo about their weed issues. Maggie advised that the county had not been able to spray easements as of yet but would be getting to them.

New Business: Jo advised that there were 3 additions to this part of the meeting for the Margulies property, the Thielst property and the Hanrahan property.

1. Request for Review Rob and Shae Brown, 70 Saddleback, new home construction. Nancy made a motion to approve the update and Steve seconded. Jo opened for discussion. Jo advised that in May we had approved this new

construction subject to receiving a PILC. We now had that document. Lea asked about where the leach field would be and it was clarified. The ACC unanimously approved the motion.

- 2 Request by James Nelson, 671 Eight Mile Loop, new home construction-Lea made a motion to approve the request and Steve seconded. Jo opened for discussion. Mike, the owner, was present and clarified that the home would be approximately 1700 sq. feet. He further stated that the home would be dark grey on the exterior. He hoped that only 3 trees or so would need to be removed. Lea asked about the pitch of the roof. Mike advised that it was done like this so that the snow shed would be primarily in one place. Lea also asked where the leach field would be and Mike advised it would be toward the back of the property with at least 80-90 feet from any adjoining property. Lea asked that this be documented on the drawings. It was also asked if access to the property was needed by going on neighbors' properties and Mike advised no that was not so. The motion was approved unanimously by the ACC contingent on an updated PILC showing the leach field.
- 3 Request by Tom Highsmith, 937 Eight Mile Loop, new detached garage construction with lean to on both sides and dog fence attached to front of house. Nancy made a motion to approve the request and Lea seconded. Jo opened up for discussion. It was confirmed that the distance from the garage to the neighbor's property was 121' and the distance to the existing house 18'. Lea asked for confirmation that the siding and roof would match the existing home and Tom confirmed it would. Tom also confirmed that there would be plumbing in the garage. When there were no further comments, the ACC approved the request for the garage unanimously. For the dog fence, Lea made a motion to approve the request and Nancy seconded. Jo opened for discussion. When there were no comments, the motion was approved unanimously by the ACC.
- 4 Kevin McDonald, 201 San Juan Dr, new storage shed. Nancy made a motion to approve the request and Lea seconded. Jo opened for discussion. Lea asked whether the siding and roofing matched the existing home. As it was unknown it was suggested that this request be approved contingent on this information. Maggie asked if the shed was on the asphalt, and it was not. The committee reviewed the site plan showing placement of the shed on the property. It came to light that there was new fencing on the property and decided that the homeowner should provide information on this. When there were no further comments, the motion was approved unanimously by the ACC contingent on the information on siding and roofing.
- 5 Martin Margulies, 1513 Eight Mile Loop, request to cut down trees. Steve made a motion to approve the request and Lea seconded. Jo advised that Mr. Margulies indicated that 2 trees encroached on his driveway making snow removal difficult. When there were no comments, the motion was approved unanimously by the ACC.

- 6 Wesley Thielst, 2171 Loma Linda Dr. request to cut down trees. Nancy made a motion to approve the request and Lea seconded. Jo advised that one of the trees is leaning towards the home and the other two pine trees were split. When there were no further comments, the motion was approved unanimously by the ACC.
- 7 Paul Hanrahan, 1638 Loma Linda Dr, addition to existing Trex walkway. Lea made a motion to approve the request and Nancy seconded. Jo shared the site plan with the committee showing where the proposed walkway would go. When there were no further comments, the motion was approved unanimously by the ACC.

ACC Members-Maggie asked that ACC members be in contact with her so that they would have access to ACC email.

Miscellaneous-Lea advised that she has a dead Aspen tree that she will be taking down.

Maggie thanked all the homeowners who came to the meeting.

Tom asked about the large pile of logs at the home at the entrance to the development. Maggie advised that she had been told they are not running a commercial business. She further had been told by the lawyer that if they are not having people come to the property to pick up wood, we cannot stop them from delivering.

The next meeting will be on September 5, not September 4 due to the Labor Day holiday. ACC members agreed unanimously.

The meeting was adjourned at 2:02 pm

Nancy Dorenkott
ACC Secretary

Approved ____ 2023