

**Loma Linda Subdivision Homeowners Association**  
**Minutes of the Board Meeting**  
**July 11, 2023**

The hybrid meeting, held in-person at Ross Aragon Community Center on Hot Springs Blvd. in Pagosa Springs, and via Zoom online, was called to order at 6:00 pm by president, Maggie Fischer.

Directors present: Maggie Fischer, Rita Jensen. Members present: Matt Fischer, Rick and Bernie Sautel, Joanie Wittenburg, Anne Farris, Al and Joe Myatt, Ron and Julie Wooten, Barbara Hanrahan, Mike Leitch, Ron and Kim Franco, Mike and Tonya McCann, Sue Wells, Sharon Jennings.

A motion to amend the meeting agenda to add Communication with HOA Lawyer was made by Rita Jensen, seconded by Maggie Fischer, and approved by a vote of Rita-Yes, Maggie-Yes.

**Minutes:** A motion to accept the minutes of the May 9 Board meeting, the May 23 Executive Session, and the June 17 Special Board meeting as written was made by Rita Jensen, seconded by Maggie Fischer, and approved by a vote of Rita-Yes, Maggie-Yes. Tamarie Smith clarified that a statement she shared at the May 9 meeting was made by another resident...Jo and Al Myatt did not video the horse riders on the road; that was done by a concerned resident.

**Public Comments:** a) Maggie read a statement regarding the work of the HOA Board members, Email responses, Bear activity and resident trash cans. Members were encouraged to reach out to the Board if they have any questions. b) Information was shared that an owner on Terry Robinson Road off Highway 84 is trying to get approval from the County to put a private helipad on his property. A public meeting will be held with the County. Refer to the Loma Linda Pagosa Springs Neighbors Facebook page for complete information including details on a petition being circulated by concerned residents for those objecting to the helipad.

**Treasurer's Report:** Maggie distributed financial reports for May and for June. She noted twenty-three properties had unpaid dues. She explained that the Transfer Fee Income is an in and out transaction as properties are bought and sold. As of June 30, 2023 the Operating Account was \$29,658.01; the Reserve Fund was \$42,622.69. A motion to approve the financial reports was made by Maggie Fischer, seconded by Rita Jensen, and approved by a vote of Maggie-Yes, Rita-Yes. Reports will be posted on the HOA website.

**Committee Reports:**

**ACC-** a) Jo reported on activities. Approvals were given for 1) New home build on Saddleback for Rob and Shae Brown pending correction of one document, 2) Extension of front deck and addition of stairs on San Juan for Cindy Zabel and Al Borchardt, 3) Roof replacement in metal on Eight Mile Loop for Rick Sautel, 4) Fire Mitigation Plan on Loma Linda for Tom Wennerlund. b) Jo noted that courtesy reminder letters regarding noxious weeds on properties would be prepared and mailed as needed after the ACC conducts assessments. c) The ACC committee conducted two work sessions on ACC Rules, Regulations, and Standards. d) It was noted that the Town of Pagosa Springs has a container home going up as a residence in town. Such building requests could affect the Loma Linda Subdivision at some point. The ACC asked if the HOA Board could ask for legal input on home color groups, home styles, limits for exterior metal content of homes, metal container homes, etc.

**FireWise-**Appreciation was extended to Al Myatt for printing and posting Fire awareness information at the mail station and to Bill Trimarco for supplying additional fire safety information. A fire guide is posted on the website under Resident Information. Al encouraged all residents to sign up to be on Nixle\*. Al reported chipper work was completed July 10<sup>th</sup> and 11<sup>th</sup> with eight properties participating along with several residents combining small loads at his home. Another Chipper event may be scheduled in October. Every action residents take to mitigate fire incidents helps the entire neighborhood and its residents. Keep track of hours spent on mitigation efforts and email the hours/actions to Al Myatt as this information goes into the annual FireWise Community report. Watch for Red Flag days (no open burning) which will be noted by a red flag posted at the mail station.

**Social-**Anne Farris said an Ice Cream social was being planned for July 28<sup>th</sup> at the Sautel home on 505 Eight Mile Loop. An invitation with details will follow and RSVP's will be requested. The annual members meeting will be August 19<sup>th</sup> at the Colorado State Extension Building on Highway 84. Lunch will include a catered main dish with potluck side dishes. An invitation will follow. Suggestions for additional social activities and host opportunities can be emailed to [sociallomalinda@gmail.com](mailto:sociallomalinda@gmail.com).

**Nominating Committee**-A full-time resident is being sought to serve a three-year term on the HOA Board beginning January 2024. Clyda Elginer, Barbara Remien, and Cindy Zabel are on the committee.

**Metro District Report**-a) Matt Fischer reported a curve ahead sign was installed on the right side of Loma Linda Drive before the curve at the southeast corner of Loma Linda onto Saddleback. The signpost will be raised another one to two feet and a 10MPH sign will be added. b) Road maintenance was completed except for under-road culvert work. One mile of new material was added to subdivision roadways; the goal is to complete a mile each year. Mag Chloride (a dust and binding agent) will be laid on all main roads and on all new material that was laid; this is about 65% of subdivision roads. c) July 6<sup>th</sup> was the first meeting of the Metro year with the three new board members attending. d) Approximately 8'-15' of road rights-of-way will be sprayed for weeds which includes the edge of the roadway and the easement. County Weed and Pest has a list of no-spray properties and property owners must notify them to be added to the 2023 no-spray list. e) Resident volunteers will assess roadway ditches for overgrown bushes and trees which impede rain runoff. With property owner approval, limbing of trees and removal of bushes may be done.

#### **Old Business:**

**Executive Session**-The Board discussed allegations made regarding ACC members, meetings, and activities. Maggie read the Board's response to those allegations after reviewing all communications received. A copy of the Board's response will be attached as an addendum to these minutes.

**Annual Member Meeting**-The required notice will be mailed to all property owners at the end of the week.

**Damaged Fencing**-A motion to purchase needed supplies, at an estimated cost of \$250, to repair the fencing damaged during a single-car accident at the southeast corner of Saddleback and Loma Linda was made by Rita Jensen, seconded by Maggie Fischer, and approved by a vote of Rita-Yes, Maggie-Yes. A bill covering costs will be sent to the driver of the vehicle causing the damage. A stack of old barbed wire and fencing in the right-of-way near the accident site will be removed by the Metro District.

**Mailbox Availability**-Maggie contacted Angela with the Pagosa Springs U.S.P.S. regarding lack of mailboxes for Loma Linda residents. There are 192 total boxes available; 185 Loma Linda lots (some have been combined); ten residents of Eight Mile Mesa Road who use the Loma Linda mail station. Angela reviewed the situation. USPS is out of room at their facility for mail sorting. Residents who are on vacation should have mail put on hold, forwarded, or picked up by a friend. Any mail left over one month will be returned to the post office as undeliverable.

#### **New Business:**

**Winterwood Property**-A property owner wants to build a serviceable road to their property and they have contacted other owners to help with the cost of building a road. If a road was built by Winterwood owners that was up to County standards, the HOA could petition the County to accept the road and then the Metro District could be petitioned to add the road to their Service Plan which would allow them to maintain the road as all others are within the subdivision. A sufficient area would be required to allow graders and snowplows to turn around. A summary of how Winterwood came about was shared. Winterwood lots are undeveloped; one lot was deeded to the Metro District. The HOA does not supply roads or any utilities. A cistern is allowed in the subdivision, but a well could not be dug unless approved by Pagosa Area Water and Sanitation. Loma Linda HOA owns the easement where a road could be developed (thirty feet of the road plus 15' on each side of the roadway). Presently, visitors to that area of the subdivision turn around using the McCann's driveway on Eight Mile Loop which is an inconvenience to them. It was suggested that a "No Turn Around" sign close to Lookout Court be purchased and installed. There is no outlet other than turning around and going back down Eight Mile Loop. Al Myatt is writing up a proposal which includes allowing the road to be used as a firebreak and egress from the subdivision to Echo Canyon Ranch in times of emergency.

**Legal Clarification**-A motion to contact the HOA lawyer for clarification on all points of building a road through Winterwood was made by Maggie Fischer, seconded by Rita Jensen, approved by a vote of Maggie-Yes, Rita-Yes.

**Next Meeting**-The next meeting of the HOA Board will be in-person, Tuesday September 12<sup>th</sup> at the Ross Aragon Community Center at 6:00pm. This meeting was adjourned at 7:05m.

Sharon Jennings/Recording Secretary

Minutes approved September 12, 2023 as written.

\*Nixle is a communication forum connecting public safety agencies with the communities they serve and enables real-time, two-way communication through text, email, voice messages, social media, and the Nixle mobile app.