

Loma Linda Subdivision Homeowners Association
Minutes of the Board Meeting
September 12, 2023

The meeting, held at the Ross Aragon Community Center in Pagosa Springs, was called to order at 6:03pm by president, Maggie Fischer. She welcomed those attending.

Directors present: Maggie Fischer, Rita Jensen, Terri Moser. Members present: Rick Sautel, Sharon Jennings, Matt Fischer, Roger Jensen, Carolyn Schwulst, Julie Wooten.

Minutes: A motion to accept the minutes of the July 11 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: 1) Terri shared information about a search dog program she is involved with from Dolores, CO. Her young German Shepherd, Addie, is being trained in wilderness air scent. Terri and Addie can use volunteers to help with scent training in the Eight Mile Mesa area. Another volunteer in that group is training a dog in human remains searching. They would benefit from the donation of any knee, hip, etc. that is saved after a surgical procedure. If you or someone you know are willing to donate to this group, please contact Terri.

2) Roger shared his involvement with the San Juan Headwaters organization. He gave an update on the Quartz Ridge and Bear Creek fires. The fires are considered contained and managed but they are not being put out.

3) Sunday evening, September 17th, a home on Lookout Court in the Loma Linda subdivision will be the subject of an HGTV home renovation show. The episode called "Home Sweet Dome" airs at 7:00pm.

Treasurer's Report: A motion to discuss and approve the financial reports was made by Maggie Fischer and seconded by Rita Jensen. Discussion: The Profit and Loss Statement and the Balance Sheet were reviewed. It was explained that Transfer Fee Income goes into/out of the HOA's account when homes in the subdivision are being bought and sold. The Operating Account balance is \$27,509.67; the Reserve Account balance is \$42,624.79. The reports were approved by a vote of Maggie-Yes, Rita-Yes, Terri-Yes. They will be posted on the HOA website.

The HOA's outside bookkeeper, Trish McInelly, is moving out of state but would like to continue working for our HOA remotely, doing the books online and handling the processing of HOA dues as she would not have to be physically in Pagosa Springs. She maintains a key for the HOA mailbox and checks for mail at the Post Office. This function would have to be taken on by a member of the HOA Board; any documents requiring bookkeeper action would be sent to her electronically. Issues pertaining to future elections would have to be discussed and dealt with according to existing bylaws. It was suggested that the HOA maintain the working relationship with Trish for now. Current tasks could be divided between members of the Board.

Committee Reports:

ACC Committee-Maggie read the report submitted. Resident applications for the following improvements were approved:

- ✓ Cain residence on Loma Linda Drive for the addition of stairs, front door change, and enclosing bottom of deck with metal siding
- ✓ Jennings residence on Buck Drive for the addition of a covered entrance, replacement of steps and deck
- ✓ Hulvey residence on Conifer for repainting of home
- ✓ McDonald residence on San Juan Drive for a 5' dog fence

One new policy created, and two policies updated to clarify verbiage by the ACC Committee, were given to the HOA to be posted on the HOA website for the thirty-day property owner comment period. The policies submitted covered 1) Removal of Trees, 2) Structures allowed on any lot and set-back variances, and 3) Structures and harmony approved requirements.

The report also stated that they were down to four properties with violations of noxious weeds.

FireWise Committee-Maggie reported that the Wildfire Adapted Partnership organization (WAP) will be only reimburse communities and residents for mitigation cost-share funds once-a-year. To obtain matching funds, a property owner must obtain three bids for fire mitigation work and have it approved by a site assessment by the WAP representative.

Social Committee-a) Julie invited all residents to a casual Party in the Round on Sunday, September 17 on Sunrise Court. Bring a chair and your own drinks or snacks and enjoy an outside gathering to visit with residents within the subdivision. b) The Loma Linda Oktoberfest will be Saturday, October 7th beginning at 1:00pm and held at the Myatt's on Loma Linda Drive. Brats and German Potato Salad will be provided. Attendees are welcome to bring a side dish. In addition, leftover barbequed chicken, and shredded pork (from the August members meeting) will be available. Further details will be coming.

Metro District Report-a) Matt reported subdivision rights-of-way were inspected and trees or bushes marked with either green (to prune) or brown (to remove). They will be filing for FireWise matching funds through Bill Trimarco as this work is part of fire mitigation chipper work needed within the subdivision. WAP will be asked to mark areas with ribbon to confirm the action to be taken. b) The Metro draft budget was approved. Proposition HH will be on the November ballot which may affect the funding Metro is given. The district is looking into adjustments to the current mill levy.

Old Business:

Annual Meeting Recap-Sixty-five attended the lunch and meeting. Tables were filled with delicious dishes, desserts, and drinks with the main dish meats provided by Smoken' Moes Unreal BBQ. Minutes and Financials were reviewed and approved. The HOA's accomplishments over the last year were reviewed. Reports by the ACC, FireWise, and Social committees were given. The Metro District gave a summary report. The Nominating committee gave its report for Board candidates with one candidate volunteering before the meeting and one candidate nominated from the floor. Two new Board members, Kim Campbell, and Carolyn Schwulst were elected to the HOA Board by acclamation and will begin serving January 2024. Rita Jensen was recognized as she finishes up her term on the Board December 31, 2023.

Perimeter Fence Repairs-1) The fence on south Saddleback near the corner of Loma Linda Drive damaged by a driver in October 2022 was repaired by Robert Farris, Matt Fischer, Rick Sautel, Brian Thielst, and Eric Smith, Jr. Material costs were paid by that driver. It was suggested that a letter be written to give Eric Smith, Jr. community service hours for his help with this repair project if that would be a benefit to him while in school.

2) Mike Moser, residing at 668 Saddleback, is repairing the perimeter fence owned by Loma Linda HOA at the back of his property. A discussion about reimbursing him for materials to do this repair using some of the \$3,000 Environmental Project Fund in the budget ensued. Terri Moser recused herself from this discussion to avoid any conflict of interest. Numerous ideas were shared: determining the number of all forest service-backed properties and capping the reimbursement at a certain dollar amount to stay within budget, review the CC&Rs for the purpose (and need) of repairing fencing, ensuring the fence repairs are at the surveyed property line. The Board decided not to approve payment of materials due to the number of concerns raised, the logistics, and potential liability problems that could arise.

ACC Policies-A motion to post the three new or updated ACC policies on the HOA website for 30-day resident comment was made by Terri Moser, seconded by Rita Jensen, and approved by a vote of Terri-Yes, Rita-Yes, Maggie-Yes. With respect to removing trees to install a solar array it was determined that the property owner should contact the ACC committee through email.

STR Reminder Letter-A motion that the HOA Board draft and send a letter to all short-term rental property owners was made by Rita Jensen, seconded by Terri Moser, and approved by a vote of Rita-Yes, Terri-Yes, Maggie-Yes. This letter is expected to be mailed in September. It will remind STR providers that May 23, 2024 is the final date that STRs may be rented within the subdivision and that advertising property as an STR will no longer be allowed.

New Business:

ACC Member-Nancy Dorenkott has stepped down from the ACC Committee. Resident, Roger Jensen, volunteered to serve on the committee. Rita Jensen recused herself from any discussion due to a possible

conflict of interest. After being asked several questions about his knowledge of the ACC policies, CC&Rs, and Bylaws along with his ability and willingness to serve and abide by instructions given, president Maggie Fischer appointed Roger Jensen to the ACC Committee with approval by Board member Terri Moser.

2024 Proposed Budget-A motion to post the proposed budget to the HOA website for 30-day resident comment was made by Rita Jensen, seconded by Terri Moser, and approved by a vote of Rita-Yes, Terri-Yes, Maggie-Yes.

Terri reviewed the major components of the budget noting that dues income will be reduced slightly as three lots have been combined over the last year. Dues Income is based on what is expected to be received. The Social fund has been reduced as the committee will be able to reuse some items previously purchased. Accounting and Legal fees were reduced; insurance costs increased; administrative costs were reduced. The Environmental Project Fund, which was lowered, is included in Reserves, and can be used to help fund necessary Reserve projects. The Perimeter Fence Repair expense was lowered but will be retained to make needed maintenance due to tree, wildlife, and other damage, etc.

The next regular Board meeting is Tuesday, November 14th at 6:00pm. A hybrid meeting, in-person and via Zoom online is planned. Zoom meetings will be the standard during winter months (January to May) to keep residents off roads during inclement weather and to allow part-time residents to participate in meetings from their home location.

This meeting was adjourned at 7.02pm.

Sharon Jennings/Recording Secretary

Minutes approved November 14, 2023 as written.