

Loma Linda Subdivision Homeowners Association
Minutes of the Board Meeting
November 14, 2023

The hybrid meeting, held at the Ross Aragon Community Center in Pagosa Springs and via Zoom online, was called to order at 6:00pm by president, Maggie Fischer. Directors present: Maggie Fischer, Rita Jensen, Terri Moser. Members present: Barbara Hanrahan, Al and Jo Myatt, Rick Sautel, Sharon Jennings, Sherri Deetz, Carolyn Schwulst. Maggie welcomed those attending and shared her appreciation to Rita for all she has done over the past years. Rita is serving on her last board meeting though she plans to attend the January 2024 meeting to hand over the role to Carolyn Schwulst and Kim Campbell.

Minutes: A motion to accept the minutes of the September 12 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: Bill Trimarco could not be at the meeting but forwarded a letter to the HOA board regarding his input on the ACC Draft Guidelines and requested that his comments regarding concerns about procedures not in the CC&Rs be read. Maggie read his comments in full.

Treasurer's Report: A motion to discuss and approve the financial reports was made by Maggie Fischer and seconded by Rita Jensen. Discussion: Terry reviewed the three statements through October: Profit and Loss, P&L to Budget, and Balance Sheet. She noted Income was higher than expected. The Checking account balance was \$27,066.27 and the Reserve account balance was \$42,626.93. The reports were approved by a vote of Maggie-Yes, Rita-Yes, Terri-Yes. They will be posted on the HOA website.

Committee Reports:

ACC Committee-Jo submitted ACC approved procedures for two of the changes: 1) Structures allowed on any lot and setback variances and 2) Removal of trees to the HOA Board. She reported that approvals were given at the last committee meeting to the Brown's on Saddleback for a temporary dog fence and to the Smith's on Saddleback for replacing an existing garage door with a roll-up door.

FireWise Committee-Al is working on the recertification of Loma Linda as a FireWise Community; residents should email him with the volunteer hours logged for any type of mitigation efforts this year. A group of six residents volunteered over sixty hours to trim trees and bushes from the roadsides and haul away the debris. He asked that any resident near a fire hydrant keep snow cleared around the hydrant for access by emergency vehicles. He shared copies of an article from Bill Trimarco/Wildfire Adapted Partnership on 'Fall Wildfire Tips' which will also be put on the HOA website. He shared a paper he had written on 'Staying Safe While Driving on Winter Roads' which will be shared under Resident Information. Al said he is always willing to provide help and support or FireWise information packets to the residents if needed.

Social Committee-Maggie reported that the Oktoberfest event was a success. There will not be an HOA December holiday event. The committee may plan something for January.

Metro District Report-Clearing of the rights-of-way of encroaching trees to allow snowplows to pass unencumbered was completed. Budget work for 2024 continues as modifications may be needed due to legislative changes.

Old Business:

Loma Linda Map-The subdivision map, posted west of the mail station, was updated thanks to Mel and Darlene Cassio who worked with Maggie to correct and/or renumber addresses as needed. It will be installed once received back from the printers. Al will be repainting the green posts.

Proposed Changes to ACC Rules-Maggie reported that a number of open work sessions had been conducted to work on the changes to three ACC Rules, Regulations, and Standards: Removal of Trees, Structures allowed on any lot and Setback variances, Structures and Harmony. A comment on one section regarding metal buildings (wood/wood-like siding) needs to be clarified. Once all three procedures are received from ACC and approved by the HOA Board they will be sent to and reviewed by the HOA lawyer. It

was noted that the HOA lawyer represents the HOA, not individual property owners, and its purpose is to ensure the HOA is doing what it is supposed to be doing. Terri suggested that the comments provided by Bill Trimarco be included in the communication to the lawyer with written responses requested from the lawyer.

Revised ACC Request Form-The purpose of updating the form was to make it easier for owners to use. A motion to approve the updated format of the ACC Property Improvement Request Form was made by Rita Jensen, seconded by Terri Moser, and approved by a vote of Rita-Yes, Terri-Yes, Maggie-Yes.

Proposed 2024 Budget-A motion to approve the 2024 budget as prepared was made by Terri Moser, seconded by Rita Jensen, and approved by a vote of Terri-Yes, Rita-Yes, Maggie-Yes. Discussion: None.

The next regular Board meeting is Tuesday, January 9th at 6:00pm. It may be a hybrid meeting, in-person at Ross Aragon Community Center and via Zoom online, if roads are clear; otherwise online only. 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 6.29pm.

Sharon Jennings/Recording Secretary

Minutes approved January 9, 2024 as corrected.