

ACC Minutes
Loma Linda Subdivision
Oct 02, 2023
In Person Meeting

Location: Jo and Al Myatt's house

Date: 9/5/2023

Attendees: ACC Members, Jo Myatt, Bill Milligan, Lea Young and Roger Jensen. We were also joined by guest: Tamarie Smith, Matt Fischer, Maggie Fischer, Rick Sautel, Mike Nelson, Rita Jensen, Anne Farris and Kim Campbell.

Agenda Items:

1. The meeting was called to order by Chairperson Jo Myatt at 1:00 pm.
2. Approval of September 5, 2023 minutes:
 - a. Lea made a motion to approve and Bill seconded the motion. The motion was approved unanimously. The minutes will be submitted by Jo Myatt for posting on the website.
3. Old Business:
 - a. Under the property owners open forum, Jo asked if there were any items to be discussed. Tamarie Smith stated her thoughts that changes to the rules, regulations, and standards are not necessary, such as "muted earth tones" for houses and that the "breezeway" definition and "building and structures" definition is not clear. Mike Nelson also shared thoughts stating he felt the rules were necessary to help clarify the CC&Rs.

Lea stated that the CC&R's are already written and the HOA is trying to basically get everyone to agree and clarify what is already written.

Jo explained that the proposed Rules, Regulations, and Standards are guidelines.

Maggie shared information from our HOA lawyers explaining that the CC&R's are written to be vague and then the rules and regulations are then written to help clarify the CC&R's.

Anne said that the ACC needs this clarification/policies in order to move forward and to do their jobs.

- b. there was discussion about the proposed rules, regulations and standards changes/clarifications

- i. Removal of Trees and Solar Panels: Discussion was held on the placement of Solar Panels that may require the removal of trees in order to optimize the use of solar panels. While solar panels do not need to be approved by the ACC, does the ACC have to approve the removal of trees that may be possibly shading the solar panels?
Maggie stated that she would reach out to the HOA lawyers for clarification. It was decided to leave the proposed policy on tree removals as is for now.
- ii. Structures Allowed on Any Lot and Set Back Variances:
 - 1. In addition to adjoining neighbors being notified of requested variances Roger would like to have all residents notified. It was discussed and it was brought up by several people the fact that any variance requests are posted on the ACC agendas, which are emailed to residents, posted online and on the bulletin board at the mailboxes. Several grammatical changes were made.
- iii. Breezeway Definition: It was clarified that no more than 2 buildings/structures can be considered as one with the addition of a breezeway. No changes were being made to the definition of a Breezeway.
- iv. Harmony of External Design of Structures: Comments from residents were shared and discussion ensued. Some language explaining why changes were being made was changed to alleviate concerns from residents who interpreted the reasoning differently than it was meant to be read. Lea will call the county to determine the exact definition of “rural residential”. Does a lot when built upon have to have a residence?
- v. Approval of New Request Form: Lea motioned to approve the latest version of the ACC Request Form; Bill seconded. There was no discussion. Motion was voted on and approved.

4. New Business:

- a. there was a request from Dan Case at 439 Loma Linda Dr for a roof replacement. He requested approval to replace his shingled roof, which is now leaking, with a metal roof of the same color (brown). Lea made a motion to approve and Bill seconded the motion. The motion was approved unanimously.

Jo requested if there were any other comments prior to adjournment. There were not any.

The meeting was adjourned at 3:26 pm.

