

Loma Linda Subdivision Homeowners Association
Minutes of the Board Meeting
January 9, 2024

The hybrid meeting, held at the Ross Aragon Community Center in Pagosa Springs and via Zoom online, was called to order at 6:02pm by president, Maggie Fischer. Directors present: Maggie Fischer, Carolyn Schwulst, Kim Campbell, Terri Moser. Members present: Al and Jo Myatt, Sharon Jennings, Rick Sautel, Sue Wells.

The new Board members, Carolyn Schwulst and Kim Campbell, who were elected to the Loma Linda HOA Board effective January 1, 2024 by acclamation at the August 19, 2023 annual member meeting, were welcomed.

Maggie asked Kim and Carolyn to take the oath of office by responding to questions pertaining to their knowledge of and agreement to abide by the CC&Rs, HOA policies, ACC policies, Governing Documents, and CIOAA requirements to which both replied in the affirmative.

The order of business was changed to have the board officer assignments completed first. A motion for Maggie Fischer to serve as President was made by Carolyn Schwulst and seconded by Kim Campbell. A motion for Terri Moser to serve as Vice-President was made by Maggie Fischer and seconded by Carolyn Schwulst. A motion for Kim Campbell to serve as Treasurer was made by Carolyn Schwulst and seconded by Maggie Fischer. A motion for Carolyn Schwulst to serve as Secretary was made by Kim Campbell and seconded by Maggie Fischer. The motions carried and all board officer assignments were approved.

Minutes: A motion to accept the minutes of the November 14, 2023 Board meeting as corrected was made by Carolyn Schwulst, seconded by Kim Campbell, and approved by a vote of Carolyn-Yes, Kim-Yes, Maggie-Yes, Terri-Yes.

Public Comments: No comments.

Treasurer's Report: A motion to discuss and approve the financial reports was made by Maggie Fischer and seconded by Kim Campbell. Discussion: Terri reviewed Balance Sheets for November and December with the year-end Operating Account at \$26,579.22 and Reserve Fund at \$42,629.06. On the Profit & Loss Statements November through December 2023, expenses were minimal and the transfer fee was explained. The reports were approved by a vote of Maggie-Yes, Kim-Yes, Carolyn-Yes and will be posted on the HOA website.

Committee Reports:

ACC Committee-Jo reported that the committee did not meet on their scheduled date due to lack of quorum. She said that Lea Young resigned from the committee effective December 31, 2023. The current committee consists of Jo Myatt, Roger Jensen, Bill Milligan, and Steve Hendrix.

FireWise Committee-Al noted that Loma Linda was recertified as a FireWise USA community. Residents were asked to clear snow from in front of area fire hydrants to allow easier access by the fire department.

Social Committee-Maggie said a community event might be planned for February.

Metro District Report-Matt Fischer supplied a report that Metro's 2024 budget was finalized. Brad Sumpter had to resign as he will no longer own property in Loma Linda. Rick Sautel was appointed as a new Metro board director to fill Brad's spot. An email was sent to all those on the Metro email list explaining general guidelines for snow plowing. An attachment from Colorado Department of Transportation detailing proper snow removal practices for resident driveways and roadways was attached. A reminder was given not to park on the roads. It was noted that snow levels vary throughout the subdivision and that 1-2 inches of

snow will be left on the roadways to prevent damage to the road from plowing. Important updates from Metro can be found on their website lomalindametrodistrict.org.

Old Business:

The updated Loma Linda property map has been received and will be installed near the mail station in Spring. Al will paint the wood frame and posts.

Approval of ACC Rules, Regulations and Standard: The HOA attorney provided comments on the Rules, Regulations, and Standards sent to them. Each section with attorney changes was compared against the existing document. A motion that the HOA approve the two updated Rules submitted by the ACC was made by Kim Campbell, seconded by Terri Moser.

Structures Allowed on any Lot and Set-back Variances: Carolyn asked if a greenhouse was considered one of the three buildings in the rules. According to prior communication with the County and HOA, a stand-alone greenhouse is an additional structure and the three-building maximum rule applies. Maggie explained that the Rules, Regulations, and Policies are used to clarify the CC&Rs. After discussion of the attorney input, a motion to approve the 'Structures Allowed on any Lot and Set-back Variances' with revisions was made by Carolyn Schwulst, seconded by Maggie Fischer, and approved by a vote of Carolyn-Yes, Maggie-Yes, Terri-Yes, Kim-Yes.

Removal of Trees: The main change to the 'Removal of Trees' was in format by moving certain statements to the 'Purpose' section. Removal of multiple dead trees to clear-cut a lot was discussed and deemed unacceptable and could cause fines to be levied. The ACC can be contacted for review regarding removal or dealing with the issue of beetle activity. After discussion of the attorney's comments on this rule, a motion to approve the 'Removal of Trees' with revisions was made by Maggie Fischer, seconded by Kim Campbell, and approved by a vote of Maggie-Yes, Kim-Yes, Terri-Yes, Carolyn-Yes. The changes for both RR&Ss will be typed up, the Board will review for errors, the document will be signed by Jo Myatt and Maggie Fischer, and then uploaded to the HOA website where specifics can be read in detail.

The ACC continues work on the 'harmony' section of the policy. Comments received from residents will be taken into consideration.

New Business:

An Executive Work Session to reset HOA passwords and provide training for new board members was set for 9:00am Thursday, January 11th at Maggie's home.

A motion to schedule the 2024 Annual Member Meeting for Saturday, July 13th was made by Maggie Fischer, seconded by Carolyn Schwulst, and approved by a vote of Maggie-Yes, Carolyn-Yes, Terri-Yes, Kim-Yes. Full details will be announced closer to the meeting date.

Annual dues will remain at \$80.00 for the 2024 year.

Prior to Christmas, one of the newly planted Blue Spruce trees in the front entrance of the subdivision was chopped down by an unknown party. No decision was reached but numerous ideas were raised and the issue of security will be investigated further. Discussion included cost versus benefit of installing cameras at the entrance, monitoring of the recordings, contacting LPEA about running electricity to the mail station, adding signage that 'Cameras are in use throughout the subdivision', privacy issues, etc. Terri will research Neighborhood Watch; discussion to be added to the March meeting agenda.

The next regular Board meeting is Tuesday, March 12th at 6:00pm. The planned schedule of meetings for the remainder of 2024 are May 14, July 9, September 10, and November 12.

Maggie reminded all to reach out to the HOA via email or phone if there are any questions or concerns.

This meeting was adjourned at 7:15pm.

Sharon Jennings/Recording Secretary

Minutes approved March 12, 2024 as written.