

Loma Linda Subdivision Homeowners Association
Minutes of the Board Meeting
March 12, 2024

The online Zoom meeting was called to order at 6:02pm by president, Maggie Fischer. Directors present: Maggie Fischer, Carolyn Schwulst, Terri Moser. Members present: Clifford Byrd, Al and Jo Myatt, Sharon Jennings, Sue Wells, Doris Leitch, Sharon Deetz, Mike Nelson, Bill Milligan.

Minutes: A motion to accept the minutes of the January 9, 2024 Board meeting was made by Carolyn Schwulst, seconded by Terri Moser, and approved by a vote of Carolyn-Yes, Terri-Yes, Maggie-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 Terri Moser. Discussion: Terri reviewed Balance Sheets through January showing the Operating Account at \$36,213.08 and the Reserve Fund at \$42,631.16. The Profit & Loss Statement indicated Net Ordinary Income at \$9,688.46. The \$200 donation from Sharon Deetz and Mike Nelson was made in appreciation for Al Myatt using his brush hog on their property. Maggie will have the CPA move this donation to the Fire Mitigation category. HOA dues are due by March 31st. There are thirty-nine properties with unpaid dues. Maggie will send an email blast to all homeowners indicating the due date and supplying the address to which dues payments should be mailed. There has been no progress on the ability to pay dues online. Kim Campbell will be asked to check into options such as Zelle or Venmo. There was a temporary snag with deposits recently but the issue was resolved. Tax form 1120 was completed by Mike Branch and submitted to the State.

Committee Reports:

ACC Committee-Jo reported that the committee met and that Bill Milligan submitted his resignation from the committee. Additional volunteers are needed. Approvals were given for the following: 1) Page residence on Loma Linda Dr. for addition of a barn door, 2) Lee residence on Loma Linda Dr. for a Chicken Coop, 3) Dunbar residence on Loma Linda Dr. for tree removal, 4) Milligan residence on La Tierra for repair and expansion of deck.

FireWise Committee-Al shared that the Democratic Club is hosting Bill Trimarco and Lisa Jensen at their meeting on Thursday, March 14th at Coyote Moon where they will be speaking on Fire Mitigation and Insurance issues.

Social Committee-Maggie noted that about forty residents came to the Hot Chocolate and Cider social at the Ross Aragon Community Center in February.

Metro District Report-Matt Fischer provided a report noting that the rough roads in the subdivision were due to the snow and melt cycle with heavy vehicles causing ruts. The roads that were dry enough were graded and bladed. Summer road maintenance is to be determined. Updates from Metro can be found on their website lomalindametrodistrict.org.

Old Business:

A motion to approve the Rules, Regulations and Standards concerning Structures and Harmony approved by the ACC committee and submitted to the HOA Board was made by Carolyn Schwulst, seconded by Terri Moser, and approved by vote of Carolyn-Yes, Terri-Yes, Maggie-Yes. Resident comments and Attorney input were taken into consideration along with certain verbiage being cleaned up and clarified.

The two-year grace period of the cessation of Short-term rentals and advertising of such expires May 23, 2024. Letters advising existing Loma Linda property owner renters were sent. A general reminder email to

them regarding the cut-off date will be sent including the section taken from the covenants regarding long-terms rentals. There are five currently registered STRs (one expired and is not seeking renewal, one expires the end of May, one the end of February, one the end of April, one the end of March for which a renewal has been applied). A motion to send the HOA attorney the proposed letter of notification to the owner applying for renewal to ensure all legal ramifications are addressed was made by Maggie Fischer, seconded by Carolyn Schwulst, and approved by vote of Maggie-Yes, Carolyn-Yes, Terri-Yes. Discussion: A suggestion to add to the letter a statement that long-term rentals (30 plus days) were still okay within Loma Linda. Exemptions will not be entertained as the decision was made previously by a vote of the Loma Linda residents.

New Business:

Volunteers are asked to come forward to serve on the Nominating Committee by the May meeting to find candidates to serve on the Loma Linda Board of Directors for the three-year period starting January 1, 2025 through December 31, 2027. Maggie's term ends December 31, 2024 which leaves three on the board though a total of five may serve on the Board at one time meaning two candidates may be nominated and elected.

The next regular Board meeting is Tuesday, May 14 at 6:00pm at the Ross Aragon Community Center. The scheduled July 9th Board meeting will be moved to Saturday, July 13th prior to the Annual Members meeting.

This meeting was adjourned at 6:39pm.

Sharon Jennings/Recording Secretary

Minutes approved May 14, 2024 as written.