

Loma Linda Subdivision Homeowner's Association
Annual Members Meeting
August 19, 2023

Directors present: Maggie Fischer, Rita Jensen

Members present: Sixty-five residents and visitors were present. Forty-two voting lots (#) were represented; a quorum was reached. Baker (2), Byerly (2), Chester (1), Davis (1), Dawson/Campbell (1), Elginer (1), Farris (1), Fischer (1), Franco (1), Gallimore (1), Hanrahan (1), Hendrick/McGillivray (1), Hendrix (1), Hulvey (2), Jennings (1), R. Jensen (1), Case (1), Milligan (2), Myatt (1), Pack (1), Peeler (1), Deetz/Nelson (1), Porco/Herman (2), Puryear (1), Radigan/Carlton (1), Remien (2), Sautel (1), Schriber (3), Schwulst/Young (1), Terry (2), Page (1), Zabel/Borchardt (1), Brown (1).

The Annual Members Meeting of the Loma Linda Subdivision was held at the Colorado State University Extension Building on Highway 84 in Pagosa Springs. Residents gathered at 1:00 and enjoyed socializing during the luncheon. The main dishes, barbecued chicken and pulled pork, were catered by Smoken Moe's Unreal BBQ. Residents provided side dishes and desserts. The HOA provided tea, lemonade, and water.

The meeting agenda, minutes from the December 2022 Special members meeting, financial reports, new resident Welcome packets, and the contact information sheet for the resident's directory were available at the welcome table along with name tags. Al Myatt had a display of information regarding the FireWise program for residents to look at and take home.

Maggie Fischer called the meeting to order at 2:24pm. She welcomed and thanked everyone for attending and bringing the potluck dishes. She introduced the Board members: Maggie Fischer, Rita Jensen, and Terri Moser (absent due to personal business) and noted that this would be Rita's last official annual members meeting on the HOA Board as her term expires December 31, 2023. Several door prizes had been donated and each person in attendance was given a drawing ticket. Winners were Kim Campbell, Kim Page, Dan Case, Dottie Dawson, Molly Schriber, Sharon Jennings, Lea Young, and Barbara Hanrahan.

Minutes—A motion to approve the minutes from the December 13, 2022 Special Members Meeting was made by Carolyn Schwulst, seconded by Kim Page, and approved by unanimous vote (based on lot).

Homeowner Open Forum – Bruce Peeler introduced his wife, Alison, who was celebrating her birthday today and everyone sang a rousing round of "Happy Birthday". Congratulations were also given to Bernie and Rick Sautel who will be celebrating their 50th wedding anniversary.

Treasurer's Report— A motion to approve the financial report was made by James Terry, seconded by Robert Farris. Discussion: The Balance Sheet, Profit & Loss, and Budget Performance were reviewed. As of August 14, 2023 the Operating Account balance was \$27,234.07; the Reserve Fund balance was \$42,623.70. Through July, the biggest expense was for Insurance which was over budget for this point in the year. There were twelve to twenty residents with unpaid dues. The expense for Meeting Room Rental includes a \$500 deposit which will be returned to the HOA. Maggie reminded residents to reach out to the HOA for clarification on any questions and concerns. The financials were approved by unanimous vote by lot.

HOA Accomplishments – Following is a list of the accomplishments made by the HOA in the year that has passed since the 2022 Annual Members meeting:

- a) Open Communication Program – Use of Email, Bulletin Board at Mail Station, Postal Service, Facebook, Website. The HOA, ACC Committee and the Metro District post agendas and minutes on their respective websites and at the Mail Station.
- b) Documentation Updates – The Bylaws were updated at a Special Meeting of the members in December for verbiage and clarity. Roger Jensen, Matt Fischer, and Sherry Milligan served on the committee.
- c) Social Committee actively planning various events. Anne Farris, Sheree Hendrix, Julie Wooten, Bernie Sautel, and Alison Peeler serve on this committee.
- d) Community 2nd Annual Trash Pick Up Day
- e) Pop-Up Picnic – Attended by fifty plus residents.
- f) Special Members Meeting - December
- g) Ice Cream Social – Fifty plus residents participated. A Pop-Up Ice Cream Social is coming up this month.
- h) Oktoberfest being planned October 7th for the subdivision
- i) ACC is having work sessions to clarify ambiguities in their CC&R's and their Rules, Regulations, and Standards. Meetings and Work Sessions are open to all residents.
- j) HOA meetings are every other month and have been primarily via Zoom online with some Hybrid (in-person and online); during winter months meetings will be via Zoom to avoid dangerous local travel and allow those living part-time elsewhere to join meetings.
- k) Necessary noxious weed letters sent were down about 50%.
- l) Damaged fencing on Saddleback – Repaired for the second time by volunteers Robert Farris, Matt Fischer, Rick Sautel, Brian Thielst, and Eric Smith, Jr. The Metro District was thanked for adding the Arrow signage on Loma Linda leading onto the Saddleback curve.
- m) Dog Concerns – Please have dogs on leash when walking to help ensure the safety of all residents whether walking, bike riding, running, etc.

ACC Committee Report — Jo Myatt, Chair of the Architectural Control Committee, thanked the other committee members who served throughout the year...Lea Young, Nancy Dorenkott, Steve Hendrix, Bill Milligan. She reported that five members review ACC Improvement Request Forms. There were requests submitted for 11 Mitigation projects, 3 fence builds, 3 deck builds, 4 new home construction, two storage sheds, one gate, roof, one garage, one garage lean-to. In addition, the committee is reviewing existing policies and plans to update the Request form for needed updates during work sessions.

FireWise Committee—Al Myatt reported Loma Linda was recertified as a FireWise Community. In addition, numerous activities as part of the FireWise program were listed: Chipper Event was held in July and cost-share checks for participants are ready to distribute, six pastures were mowed, mulching projects for fuel reduction were completed, information provided at the Trash Pick Up Day which had thirty-four participants, FireWise packets were distributed to new residents and at the Mail Station. Bill Trimarco/WAP, Roger Jensen, Bill Remien, and Al Myatt met with District Ranger, Josh Peck, regarding fuel breaks around the subdivision. There is a 1.1 million dollar grant available through Wildfire Adapted Partnership with a 60/40 cost share program available for approved mitigation projects with a required site assessment to determine if you qualify. Al noted State Farm is no longer taking new clients in Colorado, California, or Louisiana. He shared that insurance companies are changing range requirements...homes cannot be built within fifty feet of large trees; shrubs must be cleared within 150'. He explained the purpose of the Red Flag at the Mail Station. An open burn fire was identified at an STR within the subdivision and the resident contacted about the burn ban. He also discussed the defensible space workshop that was attended.

Social Committee – A summary of social events was given earlier. Anne Farris said the Oktoberfest would include Bratwurst and German Potato Salad with more details to come via email and flyers. Anne Farris encouraged residents to contact the committee with ideas on what they would like to see happen. A future block party was discussed.

Metro District—Matt Fischer, president, introduced the other board members...Bill Remien, Barbara Hanrahan, Al Myatt, and Brad Sumpter. He explained that the Metro District is responsible for maintaining the roads and rights-of-way/roadway edges (for weed removal), and snow plowing. Approximately 50% of the District's budget is funded by property taxes. Other funds come from sources including the gas tax, lottery funds, and automobile registration fees. This year the committee removed dead Aspens, paid for and planted four blue Spruce trees at the subdivision entrance. We had 20% more snow than the historical average. Every road in Loma Linda was bladed last Fall. \$140,000 was spent on road maintenance and the Mag Chloride application. Clearing needed bushes and/or trees in the ditches of the rights-of-way is still to come; this allows the plows to clear the snow more easily without running into limbs and obstructions. Metro District meetings are the first Thursday of odd-numbered months at the Ross Aragon Community Center at 4:00pm and are open to the public.

Nominating Committee— Cindy Zabel, Barbara Remien, and Clyda Elginer were thanked for serving on the committee. There is one three-year Board position available beginning January 1, 2024 through December 31, 2026. One candidate, Kim Campbell, accepted the nomination. At the call for nominations from the floor, the name of Carolyn Schwulst was presented and she accepted the nomination. As there were no other nominations from the floor, the nominations were closed. The nomination of both candidates was accepted. Maggie stated that the Bylaws updated in December allow for three to five board members. Both candidates were accepted; Kim Campbell and Carolyn Schwulst were elected by acclamation by members present. Each will serve a three-year term.

The agenda was fulfilled and the meeting was adjourned at 3:10pm. Everyone was encouraged to stay and socialize and help clean up if able.

Sharon Jennings/Recording Secretary

Minutes approved July 13, 2024 as written.

- Loma Linda HOA Website: lomalindapagosa.com
- Loma Linda HOA Board Email: lomalindapagosa@gmail.com
- Loma Linda ACC Committee: lomalindapagosa.acc@gmail.com
- Loma Linda Social Committee: sociallomalinda@gmail.com
- Metro District Board Email: lomalindamd@gmail.com