

**Loma Linda Subdivision Homeowners Association**  
**Minutes of the Board Meeting**  
**May 14, 2024**

The meeting, held in-person at the Ross Aragon Community Center and online via Zoom, was called to order at 6:00pm by president, Maggie Fischer. Directors present: Maggie Fischer, Carolyn Schwulst, Terri Moser, Kim Campbell. Members present: Shelly Baker, Robert and Anne Farris, Julia Thompson, Al and Jo Myatt, Pat Amstein, Sue Wells, Rick and Bernie Sautel, Mia Amrosa, Sharon Jennings.

**Minutes:** A motion to accept the minutes of the March 12, 2024 Board meeting was made by Carolyn Schwulst, seconded by Terri Moser, and approved by a vote of Carolyn-Yes, Terri-Yes, Maggie-Yes, Kim-Yes.

**Public Comments:** A member thanked the new Board for serving and felt everything was going smoothly.

**Treasurer's Report:** A motion to discuss the financial reports was made by Maggie Fischer and seconded by Carolyn Schwulst. Kim shared the financial reports through April 2024. The Profit & Loss showed income of \$13,360 which exceeded expenditures of \$4,600. A deposit of \$500 was made to CSU Extension for use of the meeting hall for the July HOA Annual meeting. The fee for renting the Community Center for board meetings was raised to \$25 per hour. A donation was made to the HOA from residents for help with their mitigation projects. A credit is on the books due to small overpayments of dues by some residents. The A/R aging report was shared between board members. Most of those who are in arrears own lots on Winterwood. Kim will talk to Trisha McInelly/HOA Accountant about using Zelle or Venmo to accept residents' annual dues and other payments (Bank of the San Juans does not accept Zelle payments). A motion to approve the financial reports as presented was made by Maggie Fischer, seconded by Terri Moser, and approved by a vote of Maggie-Yes, Terri-Yes, Carolyn-Yes, Kim-Yes.

**Committee Reports:**

**ACC Committee**-Jo reported that the committee met, and after discussion, it was decided that the meeting day and time will remain the same. Two additional members are needed to serve on the ACC Committee for a total of five members. Approvals were given for the following: 1) Knight/O'Neal residence on Loma Linda Dr. for upgrading to tongue and groove on the ceiling of their deck, 2) Hanrahan residence on Loma Linda Dr. for a Green House.

**FireWise Committee**-Al shared that May was Wildland Fire Preparedness Month. He and Peggy Beach would like to plan a FireWise Media and Public Relations program at the entrance with the Fire Department. He hopes to have a display set up at the Annual Members meeting and will provide home fire extinguishers for the door prizes. The subdivision address/lot map near the mail station at the front entrance has been replaced and now includes locations of the fire hydrants. In the future, adding emergency exits from the subdivision should be added. WAP Community Chipper Day is scheduled for July 29-30 depending on the number of property owners who sign up. A 50% cost share is available for residents through WAP; either each resident must complete and submit paperwork for their own property or the FireWise Ambassador will receive a lump sum check and then give individual checks to participants. This requires online submission through the WAP representative. Residents are encouraged to initiate good fire-wise management principles around their property, to clear out dead wood, and to water trees to help combat the lack of rain and snow so far this year.

**Social Committee**-Bernie is seeking ideas for caterers to supply the meat (turkey and pork) for the July Annual meeting. Maggie said the required mailing for this event will be sent in early June. A combined neighborhood cleanup and summer gathering is expected.

**Metro District**-An email was sent with information about this winter's road conditions due to recurring light snow and subsequent melt. Upcoming road maintenance information was posted on the mail station bulletin board. All subdivision roads were graded. Mag Chloride will be sprayed beginning July 8. Security

signs were added near the entrance to the subdivision and near Bonita. The website will be updated to comply with new accessibility laws using the services of a web designer. Questions for the Metro District can be emailed to [lomalindamd@gmail.com](mailto:lomalindamd@gmail.com).

#### **Old Business:**

The lot/address map signpost was painted and the new map installed at the entrance.

The property owner of 207 La Tierra requested their Short-Term Rental approval be extended until 2029. The Board met with the HOA attorney to fully discuss their request. A certified letter was sent to the homeowner reiterating that as of May 22, 2024 STRs are no longer allowed within the subdivision and their request was denied. Known violations will be overseen by the ACC committee.

Sue Wells volunteered to head the Nominating Committee and will try to find two additional residents to serve with her. A committee member can be a part-time resident. If nominees for the open Board position(s) are not found earlier, nominations will be taken from the floor at the Annual meeting. Maggie will provide a list of full and part-time residents after contacting Trish.

The Annual Members meeting will be held at the CSU Extension building at 344 Highway 84 on Saturday, July 13<sup>th</sup> from about 1:00pm to 3:30pm. A mailed notice will be sent to all property owners the first week of June as required by the Governing Documents. The Board will have their meeting prior to the Annual meeting.

#### **New Business:**

If it passes, the Corporate Transparency Act, will require that a Beneficial Owners Report be filed annually for all not-for-profit groups (not tax-exempt groups). The HOA must report directors on the Board who are responsible for the funds of the HOA; they are called Beneficial Owners. There are numerous requirements that must be followed. A question was raised about the willingness of prospective board members to provide the required personal identification to the government and whether those requirements will affect volunteers from taking board positions.

One property owner on the north side of the subdivision had a contractor do maintenance to repair a section of approximately 800 feet of downed fence which had allowed horses from the Wildlife Park property to escape. Wildlife Park personnel said they were not responsible for fixing the fence. Proof of the work done was provided to the HOA by the homeowner. A motion to pay Dan Case for expenses was tabled until the actual cost of the work was known. Maggie and Matt Fischer walked this property and noted about forty metal T-posts and barbed wire were used. The HOA originally put the perimeter fences up around most of the subdivision in 2009. Section 22 of the amended CC&Rs notes that the fence is now the responsibility of the HOA. The current fence line should be reviewed, bids should be requested for needed maintenance of the entire perimeter fence, preferably working in sections. Some areas are inaccessible and trees are the only fence but an effort should be made to install missing fencing per the CC&Rs. Signage should be added to the perimeter fences such as "Private Property" or "No Trespassing". A vote could be taken to move funds from Reserves to pay for the work. Property owners will be advised to notify the HOA if their section of the perimeter fence requires repair. The September meeting agenda will include creation of a task force of knowledgeable people to start investigating the project, soliciting input from perimeter property owners, and educating residents about the process. The Board will draft a letter to be mailed to them advising them about the pending project and getting their support. Sue will check any contacts she has from 2009 to see if they have input. Carolyn will check into fencing contractors. Al may check further regarding the Forest Service plan to do some mitigation work last year on the southern border of the subdivision as it meets Forest Service property off Eight Mile Mesa. It was suggested that wildlife-appropriate material should be used to avoid injuring deer, elk, etc. jumping over the fence. Rick will contact the Echo Canyon HOA to obtain contact information.

The next Board meeting will be prior to the Annual Members meeting on Saturday July 13.  
This meeting was adjourned at 7.28pm.

Sharon Jennings/Recording Secretary

Minutes approved July 13, 2024 as written.