

Loma Linda Subdivision Homeowners Association
Minutes of the Board Meeting
September 3, 2024

The meeting, held in-person at the Ross Aragon Community Center and via Zoom online, was called to order at 6:00pm by president, Maggie Fischer. Directors present: Maggie Fischer, Carolyn Schwulst, Kim Campbell. Members present: Sharon Jennings, Al and Jo Myatt, Rick Sautel, Robert and Anne Farris, Barbara Hanrahan, Sherry Deetz (via Zoom).

A bear-protection concern was raised due to the number of bears observed in the subdivision so far this summer. At the annual meeting, CPW shared that bird feeders and trash kill bears. If bears become a nuisance they may be killed if unable to be relocated. Bird seed feeders/hummingbird feeders are not recommended during summer and trash cans should not be put out until the morning of trash pick-up.

A motion to approve the minutes of the May 21, 2024 Special Board meeting as written and the minutes of the July 13, 2024 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.

Treasurer's Report: Kim reviewed the major expenses in July which included \$731 for Socials, \$1,551 for Insurance, and Miscellaneous Expenses of \$248. There were minimal expenses in August. The August 30 Balance Sheet showed the Operating Account at \$31,614.60 and the Reserve Fund at \$42,636.51. She shared that the accounts were in good shape, there was nothing unusual going on with the budget, and we were within budget. The Board reviewed the Accounts Receivable report. Kim reached out to Trish McInelly who reported that dues notices are only sent out once a year. A secondary notice could be sent via email. A lien should be placed on two properties with higher unpaid dues. HOA Governing Documents have strict procedures to follow regarding placing liens. A motion to approve the financial reports for July and August 2024 was made by Maggie Fischer, seconded by Carolyn Schwulst, and approved by a vote of Maggie-Yes, Carolyn-Yes, Kim-Yes.

Committee Reports:

ACC-Jo reported four approvals were given over the last two months: Nelson on Eight Mile Loop for a Greenhouse/Shed structure, Peeler on Loma Linda Drive for a Tractor Carport, Thielst on Loma Linda Drive for a Garbage Can Storage Shed, and Young on San Juan Drive for a Porch Extension and movement of Stairs. There is one property with an outstanding noxious weed violation. Maggie reported that the Forest Service sprayed the area off Saddleback and Loma Linda.

FireWise-Al reported ten participants in the late July Chipper Program using either Put Hill Customs or San Juan Arborists were paid a total of \$3,000 paid by participants; the WAP Cost-Share rebate will be \$1,100. Fifteen hours of Chipper Work were completed, 256 Volunteer hours reported, 13 Acres mitigated, and about 14 structures protected. Al submitted needed documents to WAP for payment; they will issue one check to Al and he will supply individual rebate checks to participants.

Social-Anne felt the annual meeting was a successful event with between 75-80 in attendance. A pop-up picnic potluck in August had 54 attending, along with several first-time people and guests, came together at the Fischer home. Rob and Kim Page will host a bring-your-own Picnic Party (food,drink,chairs) on September 22nd at about 3:00pm for a time to visit neighbors. On October 26th, a Chili Event will be held at the Myatt's home. Details are being determined. We may have entertainment.

The Board expressed appreciation for the work of these Committees.

Metro District reported that partial grading and road repairs of specific areas will be completed in the fall. Vandalism using inappropriate stickers and/or unofficial signs in several areas within Loma Linda, in the Mail Station, and on Electric boxes was discussed; stickers and a sign were removed. Specific signage requests should come to the Metro District. The front area of the Mailboxes was trenched to direct water flow into the grass area; the trench was edged with large rocks by a volunteer team. The trench will be reassessed as it is deep enough to make access to the bulletin boards harder to reach.

Old Business:

Door prizes (fire extinguishers, smoke alarms, string bags) were given out at the Annual Meeting. Bill Trimarco gave a presentation on Wildfire Mitigation and explained that WAP has funds available to offset up to 60% of the cost of some fire mitigation efforts if an assessment is done. Five online requests from property owners have been submitted for assessment. All work does not have to be completed at one time.

Kent Byerly was elected by acclamation to the HOA Board of Directors serving the term from January 1, 2025 to December 31, 2027. He is filling the part-time role per the Bylaws. In January he will be added to the list of officers at Bank of San Juans. There were no other nominations and no secret election had to be held. Maggie Fischer's term as president of the HOA will officially end on December 31, 2024. She will be removed from approved bank signatures. Minutes will be reviewed to ensure that Rita Jensen was removed from the officer list at the end of 2023.

Tim Bennett, a Winterwood lot owner, was given permission by the HOA president to mow the "road" edges up to his property so ruts and gullies were more visible when accessing his property. A Winterwood Road information sheet has been added to the HOA website under Resident information.

A motion to reimburse the owner, Dan Case, of Lot 2X \$1,821 from the Reserves and Environment Project fund for material and labor to repair approximately 1,000 feet of Loma Linda perimeter fencing was made by Kim Campbell, seconded by Carolyn Schwulst, and approved by a vote of Kim-Yes, Carolyn-Yes, Maggie-Yes. Kim will submit the invoice to the HOA Accountant for payment. Original documents on the original 2009 fence project were pulled and reviewed and will be uploaded to Google drive. Future requests for perimeter fence repair/mitigation must be addressed to the HOA Board and approved prior to any action being taken. Numerous residents are willing to assist with fencing repair and replacement activities.

A motion to approve the updated Collections Policy for posting on the HOA website for property owner review was made by Carolyn Schwulst and seconded by Kim Campbell. Prior approval to pay a \$235 fee to Altitude Law for this policy update had been given. This will allow the new policy, which will be submitted by Altitude Law, to be posted for review as soon it is received. The motion was approved by a vote of Carolyn-Yes, Kim-Yes, Maggie-Yes.

New Business:

A motion to post the proposed 2025 HOA budget on the HOA website for property owner comment was made by Maggie Fischer and seconded by Carolyn Schwulst, and approved by a vote of Maggie-Yes, Carolyn-Yes, Kim-Yes. Kim noted that some initial discussion about raising annual dues occurred at the July 13 Board meeting. The Board can increase dues by 10% a year but this Board has agreed not to increase dues for 2025 and they will remain at \$80.00 per lot. There are 186 lots in the subdivision. It was confirmed that legally combined lots pay dues of \$80.00 as a single lot.

Kim reported that the HOA income is strong. The budget indicates a slight increase in Income. Board expenses will be less since we no longer hold twelve meetings. An increase in Insurance expenses is expected along with a slight increase in administrative expenses. Overall, there are small increases made to the budget as needed. The HOA is not required to update the website to be ADA compliant this year. The Other Income total of \$200 in 2024 through August was a donation from a homeowner for mitigation projects on his property.

The perimeter fence project is being reviewed and may require a survey according to Carolyn. There are some areas that are not easily accessible. Using a drone to survey some of those areas was suggested by a resident. WAP may be able to help with properties along the Forest Service lines where it is heavily covered in brush. WAP would have to work with those property owners to do site assessments.

The next Board meeting will be November 12th at 6:00pm.

This meeting was adjourned at 6:57pm.