

**Loma Linda Subdivision Homeowners Association**  
**Minutes of the Board Meeting**  
**November 12, 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, Terri Moser, Carolyn Schwulst, Kim Campbell. Members present: Sharon Jennings, Al and Jo Myatt, Tim Bennett, Emily Kosnoff, Robert Farris, Sherri Deetz.

A motion to approve the minutes of the September 3, 2024 Board meeting as written was made by Kim Campbell, seconded by Carolyn Schwulst, and approved by a vote of Kim-Yes, Carolyn-Yes, Maggie-Yes, Terri-Yes.

There were no public comments shared.

**Treasurer's Report:** Kim reviewed the financials for September and October. The largest expense was reimbursement to one property owner for repairs to the section of the perimeter fence across the rear of their property. On the Profit & Loss Budget Performance statement, the budgeted amount under Environment/Fire Mitigation was set up previously to cover expenses not covered by Wildfire Adapted Partnership. Adjustments for expenses over budget will be made to the 2025 budget. As of the end of October, the Operating Account balance was \$31,707.21 and the Reserve Fund balance was \$40,818.64. Board members reviewed the A/R Aging Summary. When dues notices are sent out in January, those in arrears will receive an invoice including outstanding charges as well as current dues. A motion to approve the financials was made by Maggie Fischer, seconded by Carolyn Schwulst, and approved by a vote of Maggie-Yes, Carolyn-Yes, Terri-Yes, Kim-Yes. The approved reports will be posted on the HOA website.

Maggie reported that the Beneficial Ownership Information Report (BOIR) was filed. This is a federal requirement for HOAs, LLCs, etc. A new report must be filed in January 2025 once the new Board member, Kent Byerly, is installed.

**Committee Reports:**

ACC-Jo reported no business. The last two meetings were cancelled as there were no property improvement requests submitted or other actions taken.

FireWise-Al reported the new FireWise USA recertification report was completed with help from Jo Myatt. \$55,000 of improvement values were generated this year through work done by residents and/or their contractors on mitigation projects. There is a requirement that a certain dollar be expended per property on such projects. It was noted that USAA offered insurance discounts to some residents in Loma Linda because it is a FireWise-certified neighborhood.

Social-A successful Chili Cookoff was held October 26<sup>th</sup> at Al and Jo Myatt's home with over forty residents participating. Fifteen crockpots of chili were entered and mini tasting cups were provided. After tasting, residents feasted on bowls of chili and all the fixings. The committee provided hot dogs, drinks, cornbread, cheese, and residents brought desserts. Voting was completed and gifts were given to the first-place winner Bill Coffey, second-place Kim Campbell, and third-place Sheree Hendrix.

The Metro District Board met and approved their 2025 budget. Road maintenance was finished and gravel laid as needed on the main Loma Linda Drive route. Stop signs on Bonita and San Juan were vandalized and temporarily replaced with old signs while the new signs were cleaned.

**Old Business:**

A motion to approve the updated collections policy was made by Carolyn Schwulst, seconded by Kim Campbell, and approved by a vote of Carolyn-Yes, Kim-Yes, Maggie-Yes, Terri-Yes. This approved policy will now be posted on the HOA website.

A motion to approve the proposed 2025 budget presented in September was made by Maggie Fischer, seconded by Carolyn Schwulst, and approved by vote of Maggie-Yes, Carolyn-Yes, Kim-Yes, Terri-Yes. Kim will post it as approved on the HOA website.

The Release of Liability agreement for Winterwood is complete and ready to be signed. A motion to approve the signing, and recording with the County, by Tim Bennett and Emily Kosnoff was made by Kim Campbell, seconded by Carolyn Schwulst. This agreement allows Tim and Emily, as owners of a lot on Winterwood to work on improvements to the road and it releases the HOA from any liability in conjunction with the road. Owners who work on the road must comply with applicable zoning, building and/or other codes, rules, regulations, and ordinances; and must work within the easement. Maggie will contact the HOA attorney to address the property owner's concern and confirm that property owners will not have liability for accidents caused by public access while improvements to the road area are being worked on. The motion was amended by Maggie Fischer and seconded by Kim Campbell to add such a statement and was approved by a vote of Kim-Yes, Carolyn-Yes, Maggie-Yes, Terri-Yes. Tim and Emily will also review the updated contract once issued. The Board explained that when and if the County approves the completed road, the HOA will present it to the Metro District to ask that it be included in the Metro District's Service Plan. A motion that any future Winterwood lot owners who wish to participate in the initial improvements to the grounds will be provided individual contracts (just like the contract given to Tim and Emily), was made by Maggie Fischer, seconded by Kim Campbell, and approved by vote of Maggie-Yes, Kim-Yes, Carolyn-Yes, Terri-Yes.

Al Myatt will provide Tim a document covering best practices for the preparation of ditches, culverts, etc.

There was no New Business to be conducted at this meeting.

The next Board meeting will be Tuesday, January 14, 2025 at 6:00pm. Maggie will call that meeting to order. The first order of business will be having Kent Byerly take the oath of office. Once the officers are determined, running the meeting will be turned over to the new president.

This meeting was adjourned at 6:35pm.

Sharon Jennings/Recording Secretary

Minutes approved January 14, 2025 as written.