

Loma Linda Subdivision Homeowners Association
Minutes of the Board Meeting
January 14, 2025

The meeting, held in-person at the Ross Aragon Community Center and via Zoom online, was called to order at 6:01pm by out-going president, Maggie Fischer. Directors present: Kim Campbell, Carolyn Schwulst, Terri Moser, Kent Byerly. Members present: Maggie Fischer, Sharon Jennings, Gary and Linda Steppenoff, Shelly Baker.

Maggie asked Kent Byerly to take the oath of office by responding to questions pertaining to their knowledge of and agreement to abide by the CC&Rs and HOA policies to which he replied in the affirmative. He is scheduled to attend training offered by Altitude Law in February.

A motion to approve minutes from the November 12, 2024 Board meeting as written was made by Maggie Fischer, seconded by Carolyn Schwulst, and approved by a vote of Maggie-Yes, Carolyn-Yes, Kim-Yes, Terri-Yes, Kent-Yes.

The meeting was turned over to the new Board officers. The meeting agenda was amended to include discussion on the County Dog policy. Selection of the office to be held by a board member was determined by nomination, verbal agreement, and were appointed as follows: President – Kim Campbell, Vice President – Terri Moser, Treasurer – Kent Byerly, Secretary – Carolyn Schwulst. It was noted that 2025 is Terri's third and final year on the HOA board.

Treasurer's Report: Kim reviewed the financials for November and December. The Profit & Loss statement and P&L Budget comparison between actual and budgeted costs were reviewed. Other income from brush hog donations was received. The Social committee spent less than half of what was budgeted. The Balance Sheet indicated the Operating Fund at \$30,565.38 and the Reserve Fund at \$40,820.68. A motion to approve the financials was made by Carolyn Schwulst, seconded by Terri Moser, and approved by a vote of Carolyn-Yes, Terri-Yes, Kim-Yes, Kent-Yes. The approved reports will be posted on the HOA website.

Committee Reports:

ACC-Linda reported on the business of the last meeting. Approval was given to Jeff Wagner on Loma Linda Dr to add a chicken pen with bee hives, barn doors on horse shelter, awning to cover livestock feeder, conversion of hot-tub room to a greenhouse space on home.

FireWise-No report.

Social-No report.

There was no report from the Metro District Board.

Old Business:

The indemnity agreement pertaining to Winterwood road work has not been signed so no further action has been undertaken. Kim will correspond with Tim Bennett/Kim Kosnoff.

New Business:

An executive work session for Board officers will be held Tuesday, February 12th at 6:00pm; the location will be determined. The purpose is for board training and to update all HOA passwords. A notice will be sent out via email during the last week of January.

The Annual Members meeting is planned for Saturday, July 12th at the CSU meeting hall. Carolyn will check with CSU on availability. An email with details will be sent to all HOA members.

HOA dues, which must be paid by the end of January 2025, will remain at \$80 for the year. The HOA Accountant has or will mail dues notices showing the amount due or credit available.

Kim will contact Michael C. Branch/CPA for assistance in preparing the Filing of IRS Form 120 (U.S. Corporation Income Tax Return used by domestic corporations to report income, gains, losses, deductions, credits, and to calculate income tax liability. It is essential for corporations to file this form annually with the IRS.) The HOA Accountant will obtain the completed document from Mike Branch.

A Loma Linda resident was bitten while walking on a L.L. roadway by a loose dog requiring medical attention. It is a County violation to have any dogs running loose or unleashed. It was noted that being under voice control is not a guaranteed solution. A reminder that the Sheriff should be contacted for any violations as the HOA Board has no authority to "police" such violations. The full Ordinance will be posted on the HOA website as an addendum to these minutes and will be sent out with the Annual Meeting notice. An email notice of this issue and a reminder that the maximum speed limit within the subdivision is 25 miles per hour will be sent by Kim.

Board meetings will continue to be on the second Tuesday of every other month and will remain in person (weather permitting) and online via Zoom to allow an opportunity for all members (full-time and part-time) to participate.

Next Meeting: The next meeting is March 11th, 2025 at 6:00pm. Future meetings are planned for May 13th, July 12th (prior to Annual Members meeting), September 9th, and November 11th.

This meeting was adjourned at 6:42pm.
Sharon Jennings/Recording Secretary

Minutes approved March 11, 2025 as written.