

Loma Linda Subdivision Homeowner's Association
Annual Members Meeting
July 13, 2024

Directors present: Maggie Fischer, Terri Moser, Kim Campbell, Carolyn Schwulst

Members present: Seventy-six residents and visitors were present. Forty-six voting lots (#) were represented; a quorum was reached. Baker S (1), Byerly K (2), Byrd C (1), Cain T (1), Campbell K/Dawson (1), Case D (1), Chester E (1), Choudary S (1), Colby M (V), Deetz S/Nelson M (1), Farris A (1), Fischer M (1), Fletcher L/Brinton (1), Franco R (1), Hanrahan P (1), Hendrix S (1), Jennings K (1), Jensen L/Trimarco (2), Kohlschmidt K (1), Laughter A (V), Leitch M (1), McGillvray S (1), McGowan J (1), Milligan B (2), Moser T (1), Myatt A (1), Page R (1), Peeler A (1), Puryear J (1), Radigan/Carlton (1), Remien B (2), Roberts L (1), Sautel R (1), Schwulst C (1), Smith J (1), St Cyr J (V), Terry B (2), Thielst W (1), Thielst B (1), Tripp D (1), Wells S (1), Wittenburg R (1), Wooten J (1), Zabel C/Borchardt (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 included ham, pork loin, and turkey. Residents provided side dishes and desserts.

Maggie Fischer called the meeting to order at 2:15pm. She welcomed and thanked everyone for attending and bringing the potluck dishes. She introduced the Board members: Maggie Fischer, Terri Moser, Carolyn Schwulst, and Kim Campbell.

Each member in attendance was given a ticket for the door prize drawings. Prizes were purchased with donations given to Al Myatt from various Loma Linda property owners who received help from Al who volunteered to help them with site projects. Over a dozen prizes, including kitchen fire extinguishers, carbon monoxide alarms, first aid kit, and string bags, were given out during the meeting.

Minutes—A motion to approve the minutes from the August 19, 2023 Annual Members Meeting was made by Judy Puryear, seconded by Sherry Milligan, and approved by unanimous vote (based on lot).

Homeowner Open Forum – Rick Sautel was asked to serve as timekeeper during the open forum.

1) Bill Trimarco, the Archuleta County Coordinator of the Wildfire Adapted Partnership organization, informed the meeting that wildfire is the greatest natural threat in our area. Even with so much rain, the greenery dries out and fire risks will be higher; embers can blow for up to two miles and ignite pine needles and dry grasses. Free site assessments can be arranged through WAP; risks can be identified and a plan tailored to mitigate risks put into place. A cost-share program is in place through WAP. Refer to the website www.wildfireadapted.org for information on the assessment and on forest service activities. Bill can be contacted directly at email btrimarco@wildfireadapted.org. He noted that Loma Linda HOA is only one of three HOAs in the County with a Firewise plan in operation. Resident input is necessary to prepare the annual Community Wildfire Protection plan.

Treasurer's Report— A motion to approve the financial report was made by Bev Chester, seconded by Julie Wooten. Discussion: Kim Campbell reviewed all financial reports through June 2024. The Profit and Loss Comparison indicated dues income received was \$14,613.12; some dues are outstanding. She noted the largest expenditure was for insurance. The P&L Budget performance showed that expenses were in line with the budget and prorated for six months. The \$500 deposit for the meeting room will be refunded by

CSU to the HOA. The Balance Sheet indicated the Operating Account balance was \$33,677.41; the Reserve Fund balance was \$42,635.42. Overall, the HOA finances are in good shape with a notation that expenses in general will increase; budget health will be reviewed throughout the year. The treasurer's report was approved by a majority show of hands from members present.

Maggie reminded attendees that forms on which to sign up for the voluntary HOA directory and the Metro District directory were available. Mosquito dunks were made available for any resident with ponds or standing water.

Maggie shared that the year's activities and events, and the six annual board meetings have run smoothly. There have been several socials (ice cream party, Oktoberfest lunch, cabin-fever event, clean-up day) within the subdivision this past year. The subdivision map was updated and installed near the mail station. Short-Term rentals ended at the end of May 2024. She shared her personal thank-you for being able to serve on the HOA Board and her appreciation to everyone who supported her while in office.

Metro District - Matt Fischer informed all that the purpose of the Metro District is to manage the roads which includes grading, snow plowing, and having Magnesium Chloride applied where needed. Gravel was pulled from the ditches back onto the roadway. Every road received grading and blading this year. A curve ahead arrow and 10 MPH sign was installed on south Loma Linda Drive near the turn onto Saddleback. Two security surveillance signs were installed (one on Bonita and one on Saddleback by the mail station). Five residents volunteered and cleared brush on the 10'-12' right-of-way road easement. Additional work will be needed to clear additional trees and bushes. The biggest issue over the last winter was less snow with excess moisture causing muddy roadways. It was suggested that drivers try not to drive in the ruts left by previous vehicles; moving over slightly will keep ruts from forming as badly. The County will begin weed spraying of the right-of-way in late July. Residents who do not want the roadside area in front of their property sprayed must add "No Spray" signs.

ACC Committee Report – Jo Myatt, Chair of the Architectural Control Committee, reminded residents to contact the ACC before building or installing new fences. She thanked the HOA Board for their work and she introduced the ACC committee members who served throughout the year, Steve Hendrix, and Roger Jensen, and introduced two new members appointed by the HOA Board, Kirk Kohlschmidt and Linda Steppenoff. Over the past year there were numerous ACC Improvement Request forms submitted ranging from new home builds, patios, tree removal, dog fences, addition of exterior stairs, upgrades, deck screening, outbuildings, roof replacements. Noxious weed notices were sent as necessary to property owners.

FireWise Committee – Al Myatt thanked all property owners for their work on fire mitigation projects. Loma Linda was recertified as a FireWise Community for another year. There were 996 reported hours given by residents and contractors for mitigation projects. Mitigation work may positively impact insurance rates depending on the insurance carrier. The neighborhood Chipper Days are July 29-30th; Al should be contacted by property owners who wish to be included on the work list. Seventeen residents received FireWise information packets. Multiple pastures were mowed, several weed removal and/or mulching projects were completed. One slash pile was burned during winter, two tree-planting projects were finished, and assistance with gravel work on driveways to ensure adequate emergency ingress and egress was given. At several L.L. socials and events, he set up tabletop displays with FireWise information for residents. His home and property have been made available for resident and fire service tours to discover mitigation and energy projects completed. Volunteers are needed on this committee; if you have time to share, please contact Al.

Nominating Committee – The Chair for this year’s committee was Sue Wells; Peggy Beach and Alison Peeler joined her. A committee is required each year. As allowed by the Bylaws, a part-time resident, Kent Byerly, volunteered to serve as a member of the Loma Linda Board of Directors beginning January 1, 2025. There were no further nominations from the floor and the nominations were closed. An autobiography from Kent was read. A majority vote of members (based on vote per lot) to accept the nomination of Kent Byerly was given and he was appointed by acclamation/show of hands to serve on the HOA Board.

Special guests, Cody Rerick and Doug Purcell from Colorado Parks and Wildlife, presented a program on living with wildlife. Deer feeding is illegal (it was noted that corn can kill deer) and you can be fined. Feeding deer can bring other predators to your property. Do not touch fawns; Does will return to nesting fawns, but not if they have human scent. Harassing deer is not appropriate. Loose dogs or letting dogs out intentionally to chase deer can injure both the dog and the deer. Small water troughs set out for wildlife are okay. EHD (Epizootic hemorrhagic disease) is caused by a biting fly which can affect the water and cause disease in deer. Woodpeckers are federally protected. A permit is needed to kill birds that are deemed pesky or causing damage to properties. Plant flowers rather than using bird feeders. Birds do not need to be fed. Bears are common in our area. The use of bird feeders and available trash in cans can cause bears to be killed. Deterrents like hazing a bear with loud noises to scare it off or using electrically charged products to protect your property can be used. Do not run if you encounter a mountain lion...fight back. Due to the wolf release program, approved by voters, wolves may eventually find their way to southwest Colorado. Two pamphlets, Living with Lions and Living with Bears were distributed.

Maggie thanked the social committee, Terri Thielst, Anne Farris, Sheree Hendrix, Bernie Sautel, and Julie Wooten, for organizing the luncheon. New members are being sought to serve on this committee. Contact them by email if you are interested. She also thanked those who set up the meeting room. Everyone was encouraged to stay and socialize, and then to help clean up.

The agenda was fulfilled and the meeting was adjourned at 3:17pm.

Sharon Jennings/Recording Secretary

Minutes approved July 12, 2025 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