

Loma Linda Subdivision Homeowners Association
Minutes of the Board Meeting
July 12, 2025

The meeting, held in-person at the CSU Extension Building, was called to order at 11:14 am by president Kim Campbell. Directors present: Kim Campbell, Terri Moser, and Kent Byerly. Members present: Jo Myatt, Sharon Jennings.

A motion to approve minutes from the May 13, 2025 Board meeting as written was made by Terri Moser, seconded by Kent Byerly, and approved by a vote of Terri-Yes, Kent-Yes, Kim-Yes.

Treasurer's Report:

Kent shared he received spam emails purporting to be from an address of a current board member and warned everyone to check the full email address before acting on any requests. He reviewed the Profit & Loss statement for May and June noting a current negative due to social activity costs. Income is \$12, 514. Outstanding dues are \$11,250. Total expenses, consisting mainly of insurance costs, are under budget at \$6,426 and include a rebate for professional expenses. The checking account balance is \$36,046 and the reserve fund balance is \$40,826. One release of lien was received. A motion to approve the financial reports as presented was made by Terri Moser, seconded by Kim Campbell, and approved by a vote of Terri-Yes, Kim-Yes, Kent-Yes.

Committee Reports:

Architectural Control Committee (ACC)-Jo reported that courtesy weed letters were sent. Two property improvement requests were approved: 1) Hulvey residence on Conifer for a detached two-car garage; 2) Brown residence on Saddleback for a time extension on home construction.

FireWise-A Red Flag Warning is in effect for Archuleta County and a red flag was posted at the mail station by Al Myatt. In the autumn, a prescribed burn will take place on Eight Mile Mesa.

Team Social-Alison Peeler prepared a report to be read at the annual meeting introducing the eight members of the 2025 committee and outlining the activities so far this year.

Nominating Committee-A report from Doris Leitch will be given at the annual meeting introducing her committee and reporting that two new members, Sherry Milligan and Diana Alvarez, have accepted specific terms on the Loma Linda HOA Board of Directors; one beginning in September 2025 to replace a board member who is moving and one to fill a position that will be open in January 2026.

Kim reported that she, along with Winterwood lot owners Tim Bennett and Emily Kosnoff, met and signed the attorney's agreement to move forward with initial work on Winterwood. Four additional lot owners have agreed to work with them to make the existing trail passable so they can enter their properties in preparation for a county-approved road which will then become a service area of the Loma Linda Metro District.

Quotes are being sought for someone to power wash and re-stain the mail station at the front of the subdivision.

The next Board meeting is scheduled for September 9.

This meeting was adjourned at 11:32 am.

Sharon Jennings/Recording Secretary

Minutes approved September 9, 2025 as written.