

Loma Linda Subdivision Homeowners Association
Minutes of the Board Meeting
September 9, 2025

The meeting, held in-person and via Zoom online at the Ross Aragon Community Center, was called to order at 6:02pm by president Kim Campbell. Kim welcomed the board and all members present. She introduced Diana Alvarez who volunteered to serve on the Board to serve the open/vacated term through December 2026. Kim gave instructions to Diana and asked her to take the oath of office by responding to directives about the position and her agreement to abide by the CC&Rs and HOA policies, to which she replied in the affirmative.

Directors present: Kim Campbell, Terri Moser, Kent Byerly, and Diana Alvarez. Members present: Robert Farris, Jo & Al Myatt, Sharon Jennings, Monika & Pat Amstein, Shelley & Steve Baker, Theresa & Randy Hulvey, Barb Hanrahan, and Sherry Deetz.

A motion to approve minutes from the July 12, 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, Diana-Yes.

Treasurer's Report:

Kent reviewed the Profit & Loss statements for July and August and the Budget Performance for the year through August 25 which showed Total Income of \$12,629.85 and Total Expense of \$8,620.34; Net Income was \$4,009.51. The Balance Sheet shows the Operating Account at \$34,528.58 and the Reserve Fund at \$40,828.87. Options for electronic payment methods (including Venmo and ACH) are being researched to enable members to pay dues, fees, etc. are being researched; the intent is to find one method that does not cost since it will primarily be used only once a year. Currently, payments must be made by check yet there are owners who cannot get their payments in by the March deadline. A motion to approve the financial reports as presented was made by Diana Alvarez, seconded by Terri Moser, and approved by a vote of Diana-Yes, Terri-Yes, Kim-Yes, Kent-Yes.

Committee Reports:

Architectural Control Committee (ACC)-Jo reported no meeting was held in August as there was no business to discuss. In September, two owners were sent the second noxious weed letter. Three property improvement requests were approved: 1) Alvarez on Buck Drive for perimeter fence around llama enclosure and temporary shelter; 2) Farris on Eight Mile Loop for tree removal for fire mitigation; 3) Amstein on Conifer Drive for tree removal for fire mitigation; 4) Wagner on Loma Linda Drive for wood shelter, greenhouse, and perimeter fencing around both lots pending County approvals.

FireWise-Al summarized Chipper Work completed in 2024 and 2025. In 2025 there were increases in all recorded criteria (participants, costs paid by participants, WAP cost-share rebates, work hours by Chipper crew, approximate volume of slash piles chipped). He provided information regarding the Red Flag warnings, stages of Fire Restrictions, and recommendations that a site evaluation be requested for new home builds to identify where the home should be situated, the best slope of a driveway, where vehicle parking will be, etc.

Team Social-Alison Peeler sent in a report. Theresa Hulvey was welcomed as a new full-time resident volunteer on the social committee. On September 13, a Leftover Lalapalooza will be held at Al and Jo Myatt's home for all residents. Brisket and turkey will be served. Residents are to bring a side dish, their preferred drink, and a chair. Ice cream, toppings, and other desserts will be available. Details on an Oktoberfest event will be forthcoming.

Metro District Report:

Barb reported that the first two scheduled road maintenance dates had to be postponed for various causes. Grading for Loma Linda Drive, Saddleback, Bonita, Eight Mile Loop will be done. New material will be laid on sections of Loma Linda Drive. Weed spraying was done on all road rights-of-way except where residents placed signage requesting no spraying. The board is preparing the new budget.

The distance to where a fence may be constructed by residents was confirmed to be thirty feet from center of the roadway. On a big snow year, the snowplow might easily push snow off the road which could impinge on fences built too close to the road. Some money for this year's gravel was available due to light snowplowing costs last winter and because no mag chloride was applied. Additional funds were pulled from the reserves. Information about and from the Metro District is posted on the mail station bulletin board and on the Metro website (www.lomalindametrodistrict.org).

Old Business:

There were eighty-plus residents and visitors at the July annual meeting with a number of these being first-time attendees. The barbeque supplied by Square Top BBQ and dishes provided by residents were enjoyed. Team Social did a fantastic job of setting up for the luncheon. Several new sign-ups for email blasts and being in the neighborhood directory were received. Al had a highly informative display for FireWise and WAP and he enjoyed sharing with those present. Cody from CPW gave an informative talk on the State of Wildlife in the area.

New Business:

Clusterbox #2 at the mail station is broken causing many residents to travel to the Post Office in town to retrieve their mail. Our HOA and several residents have contacted the Post Office. There are still residents who are unable to obtain keys for a box. Mike Nelson on Eight Mile Mesa volunteered to spearhead the project to get keys made, boxes rekeyed, and to repair the broken clusterbox. The availability of available boxes needs to be audited again. Maggie Fischer will be contacted as she previously worked with the Post Office to provide information on the number of residents versus the number of boxes. There should have been sufficient boxes available for each address within our subdivision. Our mail station needs to be cleaned and the exterior stained. Loma Linda volunteers may be able to schedule a work session to do this work rather than hiring an outside contractor.

Appreciation was given to the Farris' and the other volunteers who came out to trim the dead shrubs and do general clean-up around the Loma Linda entrance sign.

The HOA Board is working on the budget for 2026 which will be presented and voted on at the November board meeting. They are discussing a raise for the outside HOA bookkeeper, Trish McInelly.

The next Board meeting is scheduled for Tuesday, November 11, 2025.

This meeting was adjourned at 6:45pm.

Sharon Jennings/Recording Secretary

Minutes approved November 11, 2025 as written.