

Loma Linda Subdivision Homeowners Association

Minutes of the Board Meeting

January 13, 2026

The meeting, held in-person and via Zoom online at the Ross Aragon Community Center, was called to order at 6:01pm by president Kim Campbell. Kim welcomed all attendees and introduced the new board members. Sherry Milligan volunteered to serve on the Board for a three-year term (January 2026 through December 2028). Kim gave instructions to Sherry 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. Board members present: Kim Campbell, Sherry Milligan, and Diana Alvarez. Members present: Sharon Jennings, Al and Jo Myatt, Theresa Hulvey, Rick and Bernie Sautel, Matt and Maggie Fischer, Shelley Baker, Bill Milligan.

Public Comments were shared pertaining to the state of some properties within the subdivision. Concern raised by realtors was shared that unkempt properties were affecting the opinion of Loma Linda by visitors touring the area, particularly by those interested in homes for sale. Some of the concerns mentioned may be County issues. An email blast or mail-out, referring to requirements of the governing documents, will be created and sent.

A motion to approve minutes from the November 11, 2025 Board meeting as written was made by Sherry Milligan, seconded by Diana Alvarez, and approved by a vote of Sherry-Yes, Diana-Yes, Kim-Yes.

Treasurer's Report: Kim shared that, except for a little income and a few small expenses, there was not much to report. Income was made up of a few late dues, late fees, and other fines. Some of the late dues had been paid by check but had not been received by the HOA accountant. Overall, Income was slightly under budget. Kim and the accountant will work to find a solution to the missing dues payments. Other payment alternatives, such as an ACH option or direct payment by a bank, for dues and other expenses will be researched. The Checking and Savings accounts total approximately \$87,000. Finding an interest-bearing option for Reserves is being discussed. A motion to approve the financial report was made by Diana Alvarez, seconded by Sherry Milligan, and approved by a vote of Diana-Yes, Sherry-Yes, Kim-Yes.

Committee Reports:

Architectural Control Committee (ACC)-Jo reported no recent meetings held due to lack of business. Contact was made with a contractor about a change to square footage on a pending home construction.

Firewise USA Program-Al distributed information on the recertification of Loma Linda Subdivision as a Firewise USA Community effective December 2025. A flyer on the renewal application from Bill Trimarco of Wildfire Adapted Partnership was also shared. Al hopes to get the Fire Chief out to Loma Linda to discuss and review driveway clearance requirements and County road mitigation. He reminded residents that permits are required yearly before any burning on property is conducted; burn piles should be no larger than 4' by 4'. Downed limbs, slash, duff cleared can be accumulated and tarped until cleared for burning. The U.S.F.S. still plans to do a burn on Eight Mile Mesa (county area). Al reported that building contractors will begin including FireWise materials when building within the State. Al will be attending a W.A.P. awards ceremony. Al will investigate the status of the Loma Linda and National Forest perimeter mitigation project discussed in the past.

Team Social-Theresa said there was nothing new in the works at this time.

Metro District Report:

Matt reported that a meeting had just been held and that in 2025 \$127,000 had been spent on road maintenance. He shared that one year of income is kept in Reserves. Little was spent for snow plowing due to low snowfall. He noted that snow levels vary depending on the location within Loma Linda. If a plow is noted but the snow on one road is slight, the plow may be here primarily to clear the back roads where the snow is higher. Issues pertaining to safety and speed limits are being discussed.

New Business:

Kim said the Board is updating the Welcome packet for new homeowners which will be reviewed by the Social Committee as well. Al suggested information on the Firewise USA program be included. Sherry is updating the voluntary resident Directory.

The next Board meeting is Tuesday, March 10, 2026. This meeting was adjourned at 6:33pm.
Sharon Jennings/Recording Secretary

Minutes approved March 11, 2026 as written.