

Loma Linda Subdivision Homeowners Association
Minutes of the Board Meeting
March 10, 2026

The meeting, held via Zoom online, was called to order at 6:06pm by president Kim Campbell who welcomed all attendees. Board present: Kim Campbell, Sherry Milligan, Kent Byerly. Members present: Al and Jo Myatt, Shelley Baker, Dottie Dawson, Sue Wells, Barb Hanaran, Maggie Fischer, Alison Peeler, Sharon Jennings.

A motion to approve minutes from the January 13, 2026 Board meeting as written was made by Sherry Milligan, seconded by Kent Byerly, and approved by voice vote. The minutes will be posted on the HOA website.

Treasurer's Report: A motion to approve the financial reports was made and approved by voice vote. Reports will be posted on the HOA website. Responding to a resident question, Kim said that annual dues are payable by all residents, including those on Winterwood, but would check further to determine if waivers were issued to those landowners. Liens have been placed on some properties.

Committee Reports:

Architectural Control Committee (ACC)-Jo reported on meetings held for the months of February and March. Approval for a new home build for the Fetzer's on Eight Mile Loop; grow dome for the Moser's on Saddleback; tree removal and pruning for the Zepper's on La Tierra.

Firewise USA Program-Al will follow up with the Zepper's on the ground assessment completed and the insurance approval for mitigation requirements. Presently, Insurance companies have not shown active interest in offering discounts to Firewise communities. Al has not received any further information on fire mitigation projects planned for Eight Mile Mesa.

Social Committee-Alison shared that they are looking at a similar schedule for 2026 events as was done in 2025. A Welcome to Summer party, the Annual Members meeting and luncheon, a "Redo" Picnic, a September Ice Cream Social, and October Chili Cookoff are some ideas being discussed. Innovative ideas are encouraged. Theresa Hulvey was added as a co-chair since she is a full-time resident.

Metro District Report:

Barb reported that dry blading of road surfaces is expected about April. Summer grading of the main loop, with gravel added and Magnesium Chloride sprayed where needed, is being scheduled. The district is discussing adding electronic speed signs to deter speeding though they are costly and not easy to come by.

Old Business:

Kim finalized updates to the Welcome Packet which will be posted on the HOA website and given to new residents by the Social Committee.

Reservations for the Annual Members Meeting and Luncheon on Saturday July 11 have been made.

New Business:

The board decided to bring the HOA Accountant function back to the local Pagosa area. A motion to hire Carol Peachy as HOA Bookkeeper was made by Sherry Milligan, seconded by Kent Byerly, and approved by voice vote. As of May 1, 2026, Carol, who also serves the Loma Linda Metro District, will begin that role.

The process for sending dues notices and receiving payments from residents will be addressed including obtaining current email and physical mailing addresses. Electronic payment fees are charged by most banks but people are used to this and may not have objections to this option over mailing physical checks; this will be discussed with the new Bookkeeper.

A volunteer Nominating Committee will be formed to search for board members needed for the term beginning January 1, 2027. Kim Campbell's term ends December 31, 2026. Diana Alvarez completes her interim term December 31, 2026. The terms for continuing board officers will be confirmed with them.

Al offered several ideas for a resident-wide Firewise Seminar if there is interest. He noted that Bill Trimarco of Wildfire Adapted Partnership has a presentation that could be included or the Pagosa Fire Chief might give a talk including lessons learned from the Oak Fire in Aspen Springs last year. It was suggested that this be presented at an event other than the annual meeting, such as at a social event.

The next Board meeting is Tuesday, May 12, 2026. This meeting was adjourned at 6:40pm.