

Loma Linda Subdivision Homeowner's Association
Annual Members Meeting
July 12, 2025

Directors present: Kim Campbell, Terri Moser, Kent Byerly

Members present: Eighty-one residents and visitors were present. Forty-three voting lots (#) were represented; a quorum was reached. Alvarez (1), Amstein (1), Bennett/Kosnoff (1), Byerly (2), Byrd (1), Chester (1), Choudhary (1), Dawson/Campbell (1), Deetz/Nelson (1), Farris (1), Griskey/Heiser (1), Hanrahan (1), Hendrix (1), Highsmith (1), Hulvey (1), Jennings (1), Jensen R. (1), Kohlschmidt (1), Lechner (1), Lee (1), Leitch (1), McGillivray/Hendrick (1), Meyer (1), Milligan (2), Moser (1), Myatt (1), Page (1), Peeler (1), Puryear (1), Radigan/Carlan (1), Sautel (1), Schwulst/Young (1), Smith D (1), St. Cyr (1), Stepenoff (1), Terry (2), Thielst B (1), Weber (1), Wittenburg (1), Zabel/Borchardt (1), and Cody Rerick/CPW.

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 12:00 noon and enjoyed socializing and the luncheon. The main dishes included brisket and turkey provided by Square Top BBQ. Residents provided side dishes and desserts. The HOA provided iced tea, lemonade, and water.

Kim Campbell called the meeting to order at 1:26 pm. She welcomed all those present, introduced, and thanked the Board members: Kim Campbell, Terri Moser, and Kent Byerly. She thanked the Social Committee for arranging the luncheon. The Homeowner's Directory sign-up sheet was available for those who wish to be included on the neighborhood directory.

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. Prizes, including kitchen fire extinguishers and carbon monoxide alarms, were given out during the meeting. Tickets were drawn and prizes given out prior to and at the close of the meeting.

Minutes – A motion to approve the minutes from the July 13, 2024 Annual Members meeting, as presented, was made by Sherry Milligan, seconded by Robert Farris, and approved by unanimous vote (based on lot).

Homeowner Open Forum – Sue Wells thanked the board members, volunteers, and committee members for their work over the past year. Anne Farris noted that the front entrance to the subdivision needed some maintenance to remove dead aspen trees and trim back the frozen juniper bushes. An email blast will be sent asking for volunteers to attend a work party to take care of this upkeep.

Treasurer's Report – Kent Byerly reviewed the Profit & Loss Comparison through June 2025, the Budget Performance report, and the Balance Sheet. The primary expense was insurance. The checking account balance was \$36,046; reserve fund was \$40,826. He noted some HOA dues were outstanding. A motion to approve the financial reports was made by Alison Peeler, seconded by Carolyn Schwulst, and approved by a majority verbal vote of members present.

Kim Campbell recognized and welcomed those who were attending the annual meeting for the first time. She gave an overview of the HOA activities for the prior year. She reminded the group that all Board members were volunteers. The outside Bookkeeper and the resident Recording Secretary were paid

Individuals. Kim thanked Carolyn Schwulst for her service on the Board. Carolyn resigned as she is moving out of the subdivision. Kim expressed her appreciation to members of the Committees (Social, Architectural Control, FireWise) and to the Metro District for their service and the activities they participated in over the past year to enhance our community. She stated that we need our neighbors and encouraged people to reach out and care about their neighbors. Kim was excited to share the progress on Winterwood which is a set of undeveloped lots without a road and without infrastructure. Tim Bennett and Emily Kosnoff, lot owners, are spearheading the effort to be able to develop their lots by creating relationships with other lot owners willing to work together to improve the current roadway filling in ditches, etc. after which a county-approved road will be made and then be added to our Metro District. A legal agreement limiting HOA and lot owner liability has now been signed and filed.

Committee Reports –

- 1) Architectural Control Committee (ACC): Jo Myatt thanked the Board and the other members of this committee who serve with her...Steve Hendrix, Roger Jensen, Kirk Kohlschmidt, Linda Stepenoff. Jo is the initial contact for any major home exterior or property improvements using the online form to request a review of such requests by the committee members. They are also responsible for noting properties with noxious weeds and sending courtesy reminders to property owners reminding them to begin weed mitigation. Pamphlets were available on 'priority' weed identification.
- 2) Nominating Committee: Doris Leitch introduced the other members of this year's committee who served with her...Beverly Chester, Sherry Milligan. They were appointed and tasked with finding one or two Board members: one to fulfil the term of the current open Board seat and another to begin serving in January 2026. An email was sent to all HOA members and a notice was posted at the mailbox bulletin board. Two of the HOA members who were contacted agreed to serve: Diana Alvarez was nominated to serve the rest of the current term of 17 months (September 2025 through December 2026) and Sherry Milligan was nominated to serve a three-year term beginning January 2026 through December 2028. As there were no additional nominations from the floor, nominations were closed, and a motion to elect Diana Alvarez and Sherry Milligan to fill positions on the LL HOA Board of Directors was made by Bruce Peeler, seconded by Beverly Chester, and approved by unanimous vote of the members present.
- 3) Wildfire Adapted Partnership – Al set up an informative display of pictures and pamphlets depicting mitigation events. He had free mosquito dunks for residents who had a pond or other standing water on their property. He posted a red flag at the LL HOA mail station to indicate that Archuleta County was under a Red Flag warning. He and Jo completed the necessary paperwork allowing Loma Linda to be recertified as a FireWise Community which included 1,499 hours reported by residents doing mitigation work. He thanked Bill Trimarco, a Loma Linda resident, and County Coordinator for WAP, for his help and support. Bill is updating the Community Wildfire Protection Plan (CWPP) which was last updated in 2016. These efforts may help residents with insurance costs at some point in the future. Chipper Day is being planned for September. Currently, a cost share is available. Any residents who wish to participate should contact Al. Six new residents were given FireWise information packets. Four site assessments and wildfire mitigation work are/or will be completed on a stretch of south Loma Linda Drive. The Peeler's were presented with a living, young pine tree to recognize their massive effort in removing seventy trees from their property which was deemed necessary. Six pastures were mowed to cut dry grasses; two residents initiated mastication/mulching practices; during winter one slash pile was burned (with local FD approval). Al met with and gave the State Farm agent a FireWise mitigation packet; set up two FireWise displays at events withing Loma Linda, assisted with a tree planting project, and helped spread gravel on a driveway for a resident. The main causes of concern for fire events include crowded trees, lack of rainfall, low humidity, lightning strikes, reduced snowfall, and reduced training and personnel in the Forest Services. Terri Moser shared that she spoke with Forest Service personnel and was told that prescribed burns will be conducted on Eight Mile Mesa in the Fall to clear out the 'under story' which is important for the safety of home and

residents. Once more details are received, the HOA will send out an email to all residents so they are aware of what will be happening on the national forest service land that backs up to Loma Linda property.

4) Team Social: Alison Peeler introduced the eight residents of this committee who meet periodically: Alison Peeler, Shelley Baker, Anne Farris, Maggie Fischer, Sheree Hendrix, Theresa Hulvey, Bernie Sautel, and Julie Wooten. Alison is taking on the chair position and thanked Anne Farris for leading the committee for the past three years. Not only did the committee plan and set up for this luncheon they planned the 'Welcome to Summer Party' in June with about forty residents coming together to visit and enjoy a variety of treats. In August, an Ice Cream Social will be held. A Pop-Up Picnic will be held in the Fall and an Oktoberfest is in the works for October. Suggestions for new events are welcome as are additional homeowners who may wish to join the committee.

Metro District – Barb Hanrahan is the president of the Loma Linda Metro District and introduced the other members: Matt Fischer, Rick Sautel, Al Myatt, and Bill Remien. She explained that their purpose is to oversee the roads within the subdivision. The deep frost, upon melting, caused ruts and wash-boarding of the roads. An initial grading was done in May with a dry grading done in June. Gravel will be laid where needed with Mag Chloride sprayed if necessary. \$50,000 was moved from Reserves to pay toward the gravel and compacting. Weed spraying along the rights-of-way will be coming up. Residents not wishing to be included in the spraying must post 'No Spraying' signs along their ROW. If necessary, trees encroaching on the ROW may be removed to allow free movement by the snowplows during winter. Metro purchased and planted a new tree in the area to the east of the mail station, replacing the one that was chopped down by an unknown party last winter. They also purchased a new Stop sign to replace the one defaced at the corner of Bonita and Loma Linda.

Special guest, Cody Rerick, an officer of Colorado Parks and Wildlife, presented a program on "Living with Wildlife" and said we could speak with him on any issues regarding wildlife within the community. We share unique challenges because of our location. Most issues with bears are caused by hanging bird feeders and poor trash management though there are many reasons why bears may be more active in the area including lack of natural food sources. Trash cans should be set out only on the morning of trash service. Bears interacting negatively with humans may be trapped, relocated, and put down. There is a mountain lion collaring project being instigated. There are large congregations of deer moving through the development and fencing should follow specifications to allow deer to jump over or move under them. The top line should be high visibility at a height of 42"; it should be open 16" from the ground. Other options for dealing with wildlife are available from CPW; rubber rounds are available.

Kim thanked Cody for sharing his presentation with us. She thanked everyone for coming and asked those who were willing to help take down and store tables and chairs, and to empty trash cans. The agenda was fulfilled and the meeting was adjourned at 2:30 pm.

Sharon Jennings/Recording Secretary

Minutes approved July 11, 2026, 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