

Loma Linda Subdivision Homeowners Association

Minutes of the Board Meeting

May 12, 2026

The meeting, held in-person at the Ross Aragon Community Center and via Zoom online, was called to order at 6:04pm by president Kim Campbell who welcomed all attendees. Board present: Kim Campbell, Sherry Milligan, Diana Alvarez, and Kent Byerly. Members present: Al and Jo Myatt, Sharon Jennings, Sue Wells, Barb Hanaran, Randy and Theresa Hulvey.

A motion to approve minutes from the March 10, 2026 Board meeting as written was made by Diana Alvarez, seconded by Sherry Milligan, and approved by voice vote. Minutes will be posted on the HOA website.

Treasurer's Report: Kent reviewed the financials through March and April showing late fee income of \$1,000 with one late fee being reimbursed and expenses of \$4,000 for Comprehensive Insurance. The Checking Account was approximately \$41,000; Reserves were also approximately \$41,000. There were two inquiries made as to the financials 1) Late Fee Income was lower in the Summary yet higher in March; 2) The Profit & Loss Budget Performance was approximately \$4,800 while the Budget showed \$11,000. Both items will be reviewed and the Board members notified. Approval of the financials will be tabled until the July Board meeting.

Committee Reports:

Architectural Control Committee-Jo reported two approvals in April: 1) Vyzralek, Loma Linda, a greenhouse and 2) Wagner, Loma Linda, fencing around greenhouse; two approvals in May: 1) Byrd, Loma Linda, storage shed removal between the house and garage; 2) Hanrahan, Loma Linda, lean-to shed attached to house.

Firewise USA Program-Al distributed packets of information to each Board member covering 1) Wildland-Urban Interface; 2) Property Assessment; 3) LPEA Public Safety Power Shutoffs; 4) Guide to Citizen Preparedness; 5) Wildfire Resiliency Code; 7) Preparing homes for wildfires. He included Loma Linda Community Firewise meetings, activities, and preparedness details. As May is Firewise Community Preparedness month, Al encouraged everyone to attend a presentation on National Forest Prescribed Burns on May 16th at his home from 10:00am-11:30am. Two speakers from the U.S. Forest Service will share updates on the Eight Mile Mesa prescribed burn, smoke management, red flags, and forest health projects being undertaken. In the future, he hopes to arrange a gathering to hear from Pagosa Fire Department Chief Bertram and a gathering to discuss fire breaks between the National Forest and abutting property owned by Loma Linda property owners.

Social Committee-Theresa shared that three property owners were mailed new resident packets. They determined they would not go door-to-door to deliver these packets out of respect for residents' privacy unless these were known neighbors. The HOA Annual Members meeting on July 11th will be in the fully remodeled 4-H Hall at the fairgrounds rather than in the CSU Exhibit Hall.

Metro District Report:

Barb reported that all subdivision roads were being graded with new material added on Saddleback from the entrance to just before the uphill portion and on Loma Linda between San Juan and Bonita. They will purchase a couple of signs indicating that excess speed causes wash-boarding of the road. They are researching the purchase of electronic speed alert systems.

Old Business:

Sue shared that no nominees for open board positions have been contacted yet. Kim will provide a list of full-time residents and new residents to the Nominating Committee.

The new bookkeeper, Carol Peachy, began working for the HOA. Her fees are comparable to the prior bookkeeper.

New Business:

Sherry is exploring options for a new HOA website with updated email options and electronic payment for annual dues and/or fees. The Board will review current options after tonight's meeting.

The Firewise Educational event on Prescribed Burns is this Saturday, May 16th.

The Annual Members' meeting will be on Saturday, July 11th; announcements will be sent to residents. The HOA Board will meet at 11:00am in the 4-H Hall prior to the luncheon and annual meeting.

This meeting was adjourned at 6:40pm.
Sharon Jennings/Recording Secretary

Minutes approved July 11, 2026 as written.