

# MEETING MINUTES

Loma Vista Homeowners' Association Board

March 15th, 2021

Attendees via Zoom:

- Charlie Sturges- present
  - David Gibby- absent
  - Laura Burdine- present
  - Leland Roberts- present
  - Ryan Evans- present
  - Kevin Hansen- present
  - Carly Allred- present
  - Other HOA member attendees: Cheryl Caldwell
1. Charlie Sturges convened the meeting at 7:05 pm and all HOA board members were present except David Gibby who was absent.
  2. Leland Roberts motioned to officially approve the meeting minutes from January 12th, January 26th, and February 9th. Laura Burdine seconded the motion. All board members present were in favor.
  3. Laura presented the treasurer report. Charlie Sturges inquired about how we were doing with the association dues being paid. Laura Burdine confirmed that we have received \$4,950 in dues paid and we still have \$9,150 that owe. 33 members have paid and 61 are still open.
  4. Charlie Sturges open the floor for public comment. There were no public comments.
  5. Next we discussed the compliance inspection responsibilities. The board decided to split the neighborhood in half and assign each half to 2 board members who do not live in that area, they will go through and do compliance checks together. Ryan Evans will send out the blank checklist. Laura Burdine will also be sending the board the previous documents that were used to do the inspections. Inspections will start May 1st and will hopefully be finished May 7th.
  6. Leland Roberts and Kevin Hansen provided a CC&R update. Leland Roberts proposed that it might be easier if we broke out the CC&R amendments that we want to do from the lien holder voting. We could draft up a letter and send it out to the lien holders saying that we are going to change the CC&Rs and basically cut the lien holders out as far as having to approve any modification to the CC&Rs. That way we start the 60 day clock that they have to respond and it gives us time to work through the potential modifications. If they don't respond after 60 days then that is considered consent. Leland Roberts also asked who would be in charge of getting the one day membership from the county to be able to get the lien holder information. Kevin Hansen suggested that we send a draft of that letter to our attorney to make sure that it meets the state requirements and is legal and get a short consultation with him for the steps in the process. Leland Roberts motioned to

draft a later and send it to the attorneys for review and guidance. Laura Burdine seconded the motion. All board members present were in favor. Leland Roberts will draft that and consult with Kevin Hansen.

7. So far there has been no feedback from association members about the CC&Rs and no one has volunteered to be part of the CC&R committee. Discussion was had about the possibility of a CC&R committee. Laura Burdine wanted to discuss the satellite dish CC&R item. The new revision mentions taking out the satellite guideline and Laura Burdine would like to have it stay. From research that has been done, we believe according to the FCC, we cannot restrict satellite dishes if they are a certain size. Charlie Sturges mentioned that even though we cannot prevent a homeowner from having them we should be able to specify preferred locations for satellite dishes. If the dish can go somewhere else other than the front, it should.
8. We discussed people wanting to join the CC&R committee. We decided that Carly Allred would put a message on the website requesting that anyone that wants to join the CC&R committee needs to notify the board by May 1st. If there are no volunteers then the changing of the CC&Rs will fall on the board members and in that timeframe we can use SurveyMonkey or something similar to gain member input. The goal is to be able to start working on the CC&R revisions starting in June to present to the members in the annual meeting in October. Charlie Sturges has the concern that we will not be able to have the attendance at the annual meeting to be able to get the 67% majority vote that is needed in order to pass the new CC&Rs. He suggested that we send out a letter to all of the members similar to the lien holders to give them 60 days to respond and no response is considered consent. This will need to be discussed with the attorney as well.
9. Next issue that was discussed was landscaping issues. It doesn't seem like we have been able to have any communication with Turf-It in regards to the snow removal. Laura suggested that we try contacting directly one of the Turf-It managers, Cole, that she has worked with to see if we can get somewhere with that.
10. Next was the connection of the water meter on Upland Drive to the South section of the Droubay sprinklers. We have a water meter on Upland Drive that is not connected to anything and we have sprinklers on the south section of Droubay that run off a water meter way up at the upper end of Skyline. We have two different sprinkler timers and you can't run them at the same time because they are using the same water meter. What happens is the cost of water is extra high because we are using so much off of one meter by connecting the unused meter hopefully our water charges will go down this year. Charlie Sturges is organizing that with Weston Jensen who has given us a reasonable bid in making the connection.
11. The last item under landscape is the removal of rocks and gravel on the East part of Skyline near the new construction. The new construction has created a lot of gravel and mud that gets put up onto the grass that was pushed up by the snowplows. In the past Turf-It has refused to maintain the grass due to the rocks and gravel. Leland Roberts is going to talk to Turf-It about what our options are.
12. David Gibby was not available for a newsletter update.
13. Our next HOA meeting was scheduled for May 18, 2021 at 7:00PM.
14. Kevin Hansen motioned to adjourn the meeting and Ryan Evans seconded. All board members were in favor.