

**LOMA LINDA METROPOLITAN DISTRICT
BOARD MEETING
PAGOSA SPRINGS, CO 81147
July 14, 2026**

CALL TO ORDER

President Barb Hanrahan called the meeting to order at 4:00 p.m. Other Board members present: Matt Fischer, Al Myatt, Bill Remien and Rick Sautel. Also, in attendance was Carol Peachey, Administrative Assistant, Resident Jo Myatt and Ann James.

MINUTES

The minutes of the regular board meeting held May 12, 2026 were presented for review and approval. After discussion, **Matt Fischer moved to accept the minutes from the regular Board meeting held May 12, 2026. The motion was seconded by Rick Sautel and the motion carried unanimously.**

TREASURER'S REPORT AND PAYMENT OF BILLS

The financials for May and June 2026 as prepared by Wilson, Rea, Farrah & Associates were presented by Bill Remien and discussed by the Board members. As of June 30, 2026, the Money Market had a balance of \$197,705.86. The Conservation Trust Fund had a balance of \$16,475.98 (deposited within the money market account) with a checking account balance of \$8,046.23. The Board reviewed line items and payments made.

May 2026

No expenses

June 2026

1836	Wilson, Rea, Farrah & Assoc.	Accounting/Bookkeeping	\$ 75.00
1837	Streamline	Annual Website Host/Maintenance	\$ 1,383.36
1838	Colorado Rock & Dirt	Spring Road Maintenance	<u>\$22,840.39</u>
		Total	\$24,298.75

The Board discussed year to date status and reviewed the Profit & Loss Budget Performance. **Barb Hanrahan moved to accept the May and June 2026 financials. The motion was seconded by Rick Sautel. The motion carried unanimously.**

OLD BUSINESS

-Spring/Summer Road Maintenance

-The Board discussed the completion of dry blading with some additional wet blading in areas with pot hole damage that took place in May. The Board discussed and agreed that the dry blading was a successful intermittent maintenance before more extensive maintenance to take place in the Fall.

-Tree Status at Mailbox Entrance

-Matt Fischer informed the Board that the replacement tree purchase for the entrance area has been postponed due to drought conditions. If weather improves, the purchase will be made in September.

-Speed Controls/Road Safety

The Board was updated regarding the status of Speed Control and Safety signs. Matt Fischer contacted two different sources where solar powered speed signs are available. He will compare pricing before ordering the signs. Rick Sautel noted that he had been in contact with the Archuleta County Road and Bridge department and they would be able to order a sign regarding speed causing wash board road damage. After discussion of number and placement, the Board determined that Rick should order one sign for placement at the entrance area.

NEW BUSINESS

Fall Road Maintenance

The Board first discussed research done on Envirotech road binder and whether or not it would be effective on gravel-based roads. After discussion, the Board agreed that Barb and Matt should continue to attempt to contact the organization and get pricing information for further consideration.

The Board then discussed current road conditions and the areas to be addressed for Fall road maintenance. Matt Fischer informed the Board that he had contacted and met with Dan Harper of the Road & Bridge Department of Archuleta County. Dan had mentioned that the County can procure Mag Chloride but that there is usually an April ordering deadline that was missed by the District. Matt relayed that he then spoke with Mike Torres by phone, also of the Road & Bridge Department, who said there might be Mag Chloride available once the scheduled roads are completed in a few weeks and that he will call Matt if/when it is available. The Board discussed the challenges of making the application in connection with the Fall Road Maintenance schedule.

The Board discussed the current quote by Colorado Rock and Dirt to do all blading on 4.5 miles of road and apply new materials to .8 miles of road, noting that Mag Chloride would be an additional expense. The Board agreed that the District has adequate reserves and a potential overage in the Snow Removal line item of the budget that could cover any expenditures in excess of the road maintenance budget.

-Fire Chief Review of Roads

The Board discussed meeting the Fire Chief during an event at the District and his willingness to drive the roads to identify any mitigation that may need to be done. Al Myatt will follow up to try to schedule a time for inspection.

The Board also discussed fire ingress/egress in the District, its effect on homeowners' insurance, and the need to work with abutting HOAs to determine if a second point of egress could be established.

-Right of Way Work

The Board discussed the current status and need for any additional right of way work in the District. The Board noted that LPEA had been conducting line/fire mitigation and had removed three trees that had been earmarked for mitigation by the Board.

Barb Hanrahan informed the Board that Archuleta County Weed & Pest will be performing weed spraying in the area on Monday, July 20th. Barb will be posting signs at the entrance and on the website to inform owners that they may put up a sign if they do not want weed spraying done on their property.

Matt Fischer informed the Board that when cleaning the storage shed, he found poles, 25 mph and Stop Signs that could be utilized by the District. The Board discussed complaints received from Residents regarding speeding and the need for stop signs in certain areas. The Board agreed that a stop sign should be placed at Echo and Loma Linda. The remaining 25mph signs can be used on the electronic speed monitor.

-LLMD Winterwood Lot Fire Mitigation and Park

The Board noted that Bill Trimarco had informed the Board that fire mitigation discounts were available for use on the lot owned by the District. Matt Fischer informed the Board he had contacted Colorado DOLA, who runs the Colorado Trust Fund, and confirmed that the District's CTF funds could be used for fire mitigation on the lot. The Board agreed to move ahead with exploring mitigation needed on the lot.

Matt Fischer also informed the Board that he discussed potential uses for the Winterwood Lot with CTF. The CTF representative informed Matt that a roadless park could be constructed on the Lot with CTF funds. During his meeting with Dan Harper, Matt also received information regarding what can and can't be done on a Lot without road access. Uses included: walking, hiking, biking, open space, mitigation, and non-motorized recreation. The Board discussed the potential of any development at the Lot or other locations within the District and determined that potential liability

concerns would need to be fully determined before moving ahead with any changes. The Board also discussed the ability to construct a road, bring utilities and potentially sell the lot at a future date.

-Colorado Firewise

Al Myatt distributed a packet to the Board that contained CC&Rs regarding Firewise and HOA info; highlights of the Firewise meeting; Firewise Code and a letter received regarding a potential lot sale. The Board agreed to review the packet and that any lot purchase was not within the District's budget at this time.

Calendar

The Board noted that there were not any pending administrative matters before the next Board Meeting on September 8, 2026.

Correspondence.

Barb Hanrahan reported that the District had received a complaint about the condition of Saddleback and the lack of gravel. The Board discussed planned maintenance on the road in September.

ADJOURNMENT

Barb Hanrahan moved to adjourn the meeting, seconded by Matt Fischer. The motion carried unanimously and the meeting was adjourned at 5:38 pm.