

Linwood Heights Annual Meeting
Saturday, July 20, 2024
In person meeting @ Jesse Gregg Park Playground

Attendees

Board: Randy Schaal (President), Martos Hoffman (Vice President), Camille Bibles (Secretary), Members at large: Bill Kluwin, Lillian Ostrach

Property Owners: David Chapman, Ami and Brenda Berman, Odin Christensen, Phyllis Lucas, Jim and Shelly Drago, Faun Schaal, Dave Weick, Martha and Dean Garner, Catherine and Justin DeLange, Tanya and Austin Rae, Maury Herman

Call to Order – Randy Schaal

Meeting called to order at 9:05 am MST (Arizona)

Approval of minutes from 2023 Annual Meeting

Randy Schaal

The Board briefly reviewed the minutes from the 2023 Annual Meeting. Camille made a motion to approve the 2023 Annual Meeting minutes, Martos seconded. All Board Members present voted in favor, motion carried.

Special Update Relating to City Planning & LH

Martos Hoffman

Martos reviewed the two substantive areas of concern for Linwood Heights homeowners and the City of Flagstaff Planning.

- Many years ago private landowners to the west of Linwood Heights requested access to their properties through Jesse Gregg Park. This was denied by Linwood Heights at that time and is not being pursued now. Our interest is in the nature of the development of those properties as there is some impact as a partially adjoining property to Jesse Gregg. Access to these seven properties is via Hidden Hollow Road and the properties do not currently have utilities or other City services. The City considered requests from the landowners and the short version is that the properties (a) will not be subdivided and developed without all of the proper planning and City approvals and (b) certain steps that must be followed before services are provided.
- Observatory Mesa Trail Plan is progressing after the delays to remove mistaken description of Jesse Gregg areas as public recreation areas. The City has been extremely receptive to the concerns of Linwood Heights owners on these issues. Discussion revolved around the placement of trails near Jesse Gregg Park and of the types of uses planned. E-bikes, as motorized vehicles are not permitted. Continued interest and participation in the City planning process for Observatory Mesa is encouraged, as is encouragement of funding for the open space program.

Board accomplishments and thanks

Camille Bibles

Camille summarized accomplishments of the Board and expressed thanks for many in the community.

- Randy's excellent work as President and his willingness to act as Treasurer this past year.
- Maintaining Firewise accreditation and holding educational event in June. Thanks to the Firewise committee!
- Informative and creative web page for Linwood Heights thanks to webmaster Phyllis Lucas
- Continued effort to protect our community with the City planners
- Continued invasive species management in Jesse Gregg Park and portions of neighborhood, thanks to volunteers.
- Stewardship and leadership of Odin Christensen for the Linwood Heights community properties, including Jesse Gregg Park

Maintenance Report

Odin Christensen

Deep Roots Landscaping. As in past years, Linwood Heights has contracted with Deep Roots Landscaping for limited maintenance of community property and for servicing the 5 dog waste stations in the community. Dog waste is disposed of weekly in the summer months and biweekly in the winter. Deep Roots continues to provide reliable service. This year, we changed to biodegradable Colorado-sourced dog waste bags.

Fencing at South Entrance. In January 2024, a section of wooden fencing around the storm-water retention basin at the south entrance to Linwood Heights was destroyed by a hit-and-run reckless driver. The Association has contracted to replace the entire 200-foot section of decades-old wooden fencing along Fremont Boulevard. This work should be completed in August. Community volunteers have trimmed the trees and removed fire-fuel along the fence line in preparation for this work.

Jesse Gregg Park Road. The road in Jesse Gregg Park experienced significant erosion during monsoon rains in 2021. At that time, the Association solicited two contractor estimates to repair the damage and restore the road travel surface. The estimates were high, and the work was not approved. Community members repaired the road damage and established drainage channels with hand tools to limit further erosion damage. The issue was again addressed in 2022, with no action approved.

In 2024, the culverts, outlet channels, and road-edge ditches have been cleaned. The hand-maintained drainage channels across the road have been reasonably effective in moving storm water to the ditch or side slope and reducing storm-water erosion.

Weeds and grass growing in the center of the road travel surface are treated with a biodegradable animal-safe soap herbicide. Growth on the road edges will be trimmed after the primrose and verbena have flowered and seeded.

Weeds. Controlling weeds in Jesse Gregg Park and at both community entrances is a continuing activity. While the battle is never won, we are doing well. Weeds have been treated primarily with manual pulling and trimming. Particular problem species are cheatgrass, Dalmatian toadflax, common mullein and salsify.

Picnic Tables. The three decades-old plastic picnic tables in the playground area of Jesse Gregg Park were replaced with three new all-metal tables, one of which is ADA-compliant.

Porcupine. In 2021-2022, porcupines in Jesse Gregg Park chewed on the walls of the park toilets. In 2022, we installed corrugated metal cladding to the lower walls, and there has been no damage since. The porcupines have bark-girdled and killed a few ponderosa pines in the park and quilled at least one dog in Jesse Gregg (and more on personal property). Biologists tell us that porcupines, while seemingly a pest, are an important part of the ponderosa ecosystem.

Fences. Fencing around Jesse Gregg Park was broken in several places by winter snows and falling trees. The fences have been repaired. All fence repair and replacement are being made with smooth, not barbed, wire.

Miscellaneous. During winter months, we shovel snow from the public sidewalk along Cooper Drive at the north community entrance parcel. We refreshed the paint on the Linwood Heights sign at the north entrance.

Discussion was held about adding dog waste stations to the northern entrance area and a waste receptacle to the waste bag dispenser along the road in Jesse Gregg Park. Odin will obtain cost for placement and servicing of additional receptacles for Board discussion in October.

Camille made a motion to approve the Maintenance Report, Lillian seconded. All Board Members present voted in favor; motion carried.

Firewise Report

Odin Christensen for Judy Lukas

Linwood Heights has been a recognized *Firewise USA*® community since 2017. *Firewise USA*® is a national program to encourage people to build and maintain homes and properties that will survive destructive wildfire. The Firewise program in Flagstaff is coordinated by the Flagstaff Fire Department. This is a volunteer committee and anyone with an interest in volunteering with Firewise, or for additional information, please feel free to contact Judy Lukas.

Firewise Community Event

The Firewise community event took place on June 22 in Jesse Gregg Park with presentations from the Flagstaff Fire Department and the Coconino County Sheriff's department. Please remember to sign up for emergency notifications at:

<https://www.coconino.az.gov/2612/Emergency-Notification-System>

Prescribed Burn: The Flagstaff Fire Department has an active program to reduce wildfire risk and enhance forest health on lands surrounding the city, including Observatory Mesa. In 2022, Linwood Heights contacted the Flagstaff Fire Department regarding conducting a low-intensity prescribed burn in Jesse Gregg Park. Although this has been on the FFD action list, other projects have taken higher priority. This action is working its way up

the priority list and may happen in fall 2024. There will be ample community notification.

Firewise Tab on Linwood Heights Website

An important element of the Linwood Heights Firewise Plan is to provide Firewise information to current and new residents and owners. We remind everyone that there is a wealth of Firewise information available on the Linwood Heights website: <https://www.linwoodheightsaz.org>.

Homeowner Survey

Firewise requires each community to invest the equivalent of one volunteer hour per dwelling in wildfire risk reduction annually, and to report this to Firewise with the annual renewal. We will send the annual survey to homeowners in mid-September requesting an estimate of time and hours invested in making our homes and properties more fire resistant.

Lillian made a motion to approve the Firewise Report, Martos seconded. All Board Members present voted in favor; motion carried.

Financial Report

Randy Schaal

Our Linwood Heights HOA finances are in good order. Handouts were provided of the Financial Summary. As of June 30, we have \$123,307 in cash assets, with \$63,766 in checking, \$59,151 in reserve and \$390 in accounts receivable. Our HOA income was \$23,547 and our expenses were \$25,270.

The assessment amount for next year continues to be the same, \$240. Please pay assessments directly to HOAMCO, either electronically or by mail. ***However, this should not be sent to the HOA PO Box.***

Lillian made a motion to approve the Financial Report, Bill seconded. All Board Members present voted in favor; motion carried.

Result of Board election

Lillian Ostrach

As of Friday evening July 19, 2024, we received a total of 39 ballots for the five open positions on the Board of Directors.

Randy Schaal (37 votes)

Judith Lukas (37 votes)

Martos Hoffman (39 votes)

Lillian made a motion to approve the election results, Camille seconded. All Board Members present voted in favor; motion carried.

New Business

Board Officer approval will be addressed at the October LH Board Meeting. Randy Schaal agreed to maintain his position as president.

A homeowner asked whether a toilet could be added to the playground area and a discussion was held regarding whether this would be desirable and worth the cost to place an appropriate vault facility like we have near the Ramada facilities. If this is to be considered a keypad lock would be desirable.

Related discussion was held about the playground and whether the equipment was currently appropriate and/or in need of updating. Odin advised that he has plans to replace the swing chains and seats as well as provide maintenance for parts of the monkey bar and slide equipment. In anticipation of the meeting Odin priced similar playground equipment and the cost to purchase a new monkey bar/slide set would be \$30,000 to \$40,000 with the cost of installation somewhat unknown.

There will be efforts to have the equipment evaluated and obtain cost estimates for a vault toilet installation as well as some options for the playground equipment for the October board meeting. At that point a survey will be prepared to send to the homeowners to gauge interest in the various options.

Adjournment & Next Quarterly Meeting

Randy Schaal

Camille made a motion to adjourn the meeting, Lillian seconded. All Board members present voted in favor. The meeting adjourned at 10:15 am MST (Arizona)

The next quarterly meeting will be held on October 21, 2024, at 6:00 p.m. via Zoom.

Minutes taken and prepared by Camille Bibles, Secretary.