

Linwood Heights HOA Annual Meeting Minutes

July 21, 2018

Lower Playground area in Jesse Gregg Park

Twenty-nine LH residents from 18 properties attended and enjoyed juices and mini-muffins, [not] baked by Cecelia.

Commencement: 9:13 a.m.

Board Attendees: Adam Graff, president; Mac Rominger, treasurer; Cecelia Lodico, secretary; Janean Quigley, Bryan Randall and Larry Richardson, members-as-large.

Not present: Sara Gibson, out-going vice-president; Andy Rusk, member-at-large.

Residents: Odie Christensen & Phyllis Lucas, Barbara and Sandy Moretsky, Cindy Weick, Doug Ferguson, Joan & Wayne Stoltz, Emily Allen and children, Lisa Actor, Brenda Berman & Luke the dog, Alan & Pat Purchase & Moses the dog, Thuy Randall, Bill Kluwin, Greg Hartman (out-going Board member), Christopher Lambert, Stan Wehn, Jesse & Stacy Gesten.

Adam said it's an honor to work with such caring and intelligent Board members. He gave kudos to Sara Gibson and Janean Quigley for their initiatives and effort on the Firewise Committee.

Praise was given to Greg Hartman who has generously maintained the park and supervised vendors' work within LH for several years. He is not continuing on the Board, but has agreed to continue performing some maintenance, such as minor fence repairs, replacing doggie bags, etc. The property owners are very grateful to Greg for his tireless efforts.

Linwood Heights has a new website, thanks to the volunteer efforts of Phyllis Lucas and Odie Christensen. The web site address is: www.linwoodheightsaz.org

Approval of last year's minutes:

Mac moved and Bryan seconded that the May 2018 minutes and last year's annual meeting minutes be approved. All approved.

Financial report from Mac:

Income consists of the \$200 annual assessment per lot in addition to the \$200 transfer fee LH collects at close of escrow when a property changes ownership. Annually the HOA takes in about \$20,000, and incurs about \$10-13K in expenses each year. The association maintains and adds to a surplus fund yearly. The largest annual expense is the liability insurance of \$5K. The largest non-recurring expense is maintenance of the road into Jesse Gregg Park. Mac estimates that expense could be \$75K sometime in the future when the road will need repairs.

Note: specific dollar amounts were mentioned at the annual meeting, but are purposely not in the minutes. The specifics of the HOA finances are recorded quarterly in the treasurer's report, which is available to all LH HOA members upon request.

On-going maintenance of the two entry ways into Linwood Heights, and collection of the dog waste is done by the vendor, Deep Roots.

Cecelia asked that residents appreciate the work the volunteer treasurer does, ensuring all payments are collected, keeping meticulous records, etc. Our annual fee would be much higher, if the HOA employed a management company to do this task.

Maintenance report from Greg:

The park road survived the recent heavy storm, [hail, wind and heavy rains]. The latrines are pumped twice a year. Greg repairs the fence and replaces the dog waste bags, and does many other maintenance tasks. We have not had a lot of damage in the park; fence damage is the main thing, and some of that is caused by animals. Residents who have concerns or questions about maintenance issues can now go to the “contact us” space on the new LH website, and those concerns will be addressed.

Elimination of cheat grass:

Native Plant and Seed company put a natural pre-emergent on the cheat grass around the playground area. Within the past week from the date of this meeting, they returned to seed the same area with a mix of native grasses. Bill Kluwin commented how much better the area appears now. In the past there was a tennis court that was rarely used. The grass there is an improvement.

Dogs off-leash

There was a passionate conversation about dogs off-leash. One attendee said her dog is afraid of some other dogs. Another owner commented she was hurt by someone’s dog, as her dog was trying to protect her. There have recently been complaints of dogs off-leash running onto private property, running toward other dogs or children or a baby.

It is city code/law that dogs must be leashed on public streets; this includes the streets within Linwood Heights. Many residents with dogs in LH know the other residents with dogs. All residents are asked to use common sense and courtesy when seeing others with dogs. We have non-residents who have their dogs off-leash also.

Residents are asked to keep their dogs on-leash until they are well within Jesse Gregg Park. Also, if traveling on the road in the park and one sees other persons approaching with dogs, please leash your dogs.

Adam asked that all residents express their sentiments on this issue, including dogs off-leash in the park. Thoughts are welcome and can be submitted via the “contact us” space on the new web site: www.linwoodheightsaz.org

Other accomplishments this past year:

The latest amendment to CC&Rs, which was drafted for the purpose of maintaining property value, was put to a vote. This amendment passed overwhelmingly [58 for; 5 against]. There was no further discussion at this meeting.

Sara and Janean took the initiative to apply for Firewise status for Linwood Heights. This is a national and state program. Firewise status requires an annual education event, the first of which was held May 5 of this year in Jesse Gregg Park. It also requires an assessment of the community. LH is at high risk, because of its surrounding pine forest. We have submitted the application for approval.

Adam thanked the Firewise Committee—Sara Gibson, Janean Quigley, Martos Hoffman, David Actor, Odie Christensen, Laura Nicol.

There was discussion as to the need to have CC&Rs to enforce clean up of property. Cecelia said that all CC&Rs need to be enforced; the HOA cannot enforce CC&Rs about Firewise property clean-up, but not enforce other CC&Rs. Individual emails will go out to each property owner about the status of their property, based on the Firewise Specialist's assessment which was done June 6. A question was asked about fallen logs. Fallen logs are considered a fire hazard and should be collected. If they are old, they will not be used for firewood. Siberian elms are coming back near the southern entrance into Linwood Heights. Greg will add that to his maintenance list.

Gate closures. Alan made a suggestion that we close the inner gate once there is first snow. An alternative suggestion was to change the lock on the main Jesse Gregg park at first snow and open it after the snow melts. He thinks this is the most simple solution. The park road is used for skiing and other winter activities; closing the inner gate up the hill is a hazard for those coming down the hill.

There was a motion by Bryan and seconded by Cecelia to have seasonal closure at the main gate into Jesse Gregg Park. All Board members were in favor except Larry Richardson who opposed. The LH lock will be removed at closure and returned at the time the gate is reopened.

Regarding the "seasonal " gate closure, the Board has previously voted, unanimously, that the Jesse Gregg Park road will be closed to motorized vehicle traffic from November 1 to April 1 every year. The Board had previously voted to lock the interior gate during the closure. At the annual meeting the Board amended ONLY which gate will be locked. We will remove the LH lock at the entrance gate starting November 1, as opposed to the interior gate.

Board election. All candidates were elected to the Board. Janean Quigley, Mac Rominger, Larry Richardson were re-elected. New to the Board this year are Odie Christensen and Wayne Stolz. Election is for a two-year term. Board members who were not up for re-election and are completing the second year of their terms are Bryan Randall, Andy Rusk, Adam Graff, and Cecelia Lodico.

New business:

There was no new business.

Adjournment:

There was a motion to adjourn by Bryan; seconded by Mac.

Adjournment: 10:15 a.m.

[These minutes will be presented at the next annual meeting in July 2019 for approval at that time, per the LH HOA CC&Rs.]