

Linwood Heights Annual Meeting
Saturday, July 17, 2021
Virtual Meeting via Zoom

Attendees

Board: Adam Graff (President), Randy Schaal (Vice President), Jim Gibson (Treasurer), Lillian Ostrach (Secretary), Janean Quigley, Bryan Randall

Property Owners: Odie Christensen, Greg Hartman, Judy Lukas, David Actor, Gabe Epstein, Dennis Strieter, Gisela Kluwin, unnamed attendee by phone (attempting to identify).

Call to Order

Adam Graff

Adam Graff called to Order at 9:03am MST. Adam acknowledged the Board members present and thanked all attendees for participating in the virtual meeting.

Approval of minutes from 2020 Annual Meeting

Adam Graff

The Board briefly reviewed the minutes from the 2020 Annual Meeting. Jim Gibson made a motion to approve; Lillian seconded the motion; all present voted in favor and the motion carried.

Board accomplishments for FY2020-2021

Adam Graff

Adam Graff summarized the major accomplishments of the Board for the last year.

- Completed a comprehensive revision of the CC&Rs
 - Saved LH HOA money by refraining from using the attorney to revise the CC&Rs
- Increased our annual assessment in response to a projected budget shortfall
- The Treasurer baton was passed from Mac Rominger to Jim Gibson
- Assessments collected from all property owners for last fiscal year
- Summer 2020 saw a record number of property sales
 - Special thanks to Lillian for managing that so adeptly, along with many other responsibilities
- Office of Board Secretary became a salaried position
- New policy on Jesse Gregg Park key replacement enacted
- Ongoing efforts in CC&R enforcement
- Transition to formal electronic action reporting
- Aggressive javelina captured
- Odie's ongoing tremendous stewardship and leadership of the Jesse Gregg Park
 - New snow-play signs
 - Jesse Gregg Park fence repairs and enhancements, especially along the south and east borders, were nothing short of marvelous
 - Replenishment of playground mulch

- Proactive decisions responding to fire danger
- Maintained Firewise accreditation
- On-going communications to property owners
- Invasive species management in Jesse Gregg Park and portions of neighborhood thanks to volunteers
- Continued adaptation to virtual meetings, completion of Board business electronically

Jim Gibson also wanted to acknowledge the Board's decision to transition accounting services and management to HOAMCO HOA management company, which has greatly relieved the Treasurer (and by extension the Board) of this burden.

Maintenance Report

Odie Christensen

Odie gave a highlight about the last year's maintenance activities: Control of invasive weed species is an ongoing activity and in the Jesse Gregg Park we've done a really good job, particularly going after cheat grass in the last year with mechanical maintenance. Jesse Gregg Park has been discovered by neighboring communities and maybe Arizona, especially during winter for snowplay, which is a concern and the reason that seasonal signs were created to deter snowplay. Odie will erect these signs when the gate is locked in the winter. Observations of cigarette butts on trails in the Jesse Gregg Park prompted posting of temporary signs prohibiting smoking and development of more permanent signs is in process.

Substantial road erosion is observed on the gravel road, and heavy rains greatly eroded some gullies. Several years ago the Board considered repairs and chose to delay until necessary and we will need to address this matter in the near future. Odie will obtain some contractor bids and present to the Board in the coming months.

Summer use of the Jesse Gregg Park substantially increased this past summer and erosion on several trails by bike use was observed. Odie attempted to repair some of the trails and perform maintenance, however, a dedicated effort to repair and buy-in from the community is needed. A few years ago Greg tried to repair some of the badly eroded sections but community support wasn't behind it.

Future actions that will be addressed include prioritizing repairs to road erosion and consideration of bike use and trail closures.

Financial Report

Jim Gibson

Jim Gibson reported that one of biggest financial items of the year was transitioning to have the HOA finances managed by HOAMCO. To date HOAMCO has been very attentive, on top of things, and have already taken care of a bunch of things without asking including licensing and annual taxes. There have been a few growing pains as we transition from one system to another. Jim is happy to report all bills paid and at this point we have a healthy reserve with surplus. The biggest difference in finances in this past year compared to the past few years was not needing to retain legal services, which have been quite costly in the past. Any HOA member can request a copy of the HOA financials.

Several homeowners in attendance had questions regarding the decision to hire HOAMCO and the transition. Jim discussed the benefits of having HOAMCO manage the finances, specifically paying bills and accepting payments from property owners. Additionally, HOAMCO will manage disclosure packages, including verification of payment of annual assessments, which will save the Secretary and the Treasurer substantial time. Lillian and Jim have spent a ton of time lately, especially Lillian, with the sales of so many properties.

The decision to transition to HOAMCO was made after considering several items, including the time involvement of the Board member who serves as Treasurer. Every Treasurer developed their own system for the HOA accounting, which is unique and different than the previous one. The individual system each person chose to employ makes it tough for transitions to Treasurer, especially in short order for any reason. With HOAMCO, transitions to a new Treasurer will be seamless. Additionally, there are more options for payments (by check and electronically, which members have asked for recently) and access to additional resources that will be budget neutral and likely save us money in the long run. Due to this change to HOAMCO, the Treasurer salary is given up.

Bryan Randall voiced concerns about Jim's presentation of an annual budget. Jim responded that HOAMCO's system requires an annual budget for HOAs. Since the HOA hasn't had a formal budget in past years, Jim took last year's expenses and modified a couple of items. Next year we could approach a little more formally, but we had to start somewhere. The budget listed on the last financial report is for next fiscal year, and the Board can change any line item before the budget is approved. The Board will hold email correspondence regarding details of the proposed budget and vote in the coming weeks.

Result of election: Board

Randy Schaal

- Big thank you to retiring Board Member Larry Richardson
- Thanks to Jim Gibson, Adam Graff, Lillian Ostrach, Bryan Randall for volunteering to serve another term
- Thanks to Gabe Epstein for volunteering to serve on the Board as a new property owner!

As of Friday evening July 16, 2021, we received a total of 45 ballots. Gabe Epstein received 45 votes, Jim 42 votes, Adam 43 votes, Lillian 43 votes, Bryan 42 votes. Thus, every person on the ballot was voted in.

Lillian made a motion to approve the election results as presented by Randy, Bryan seconded the motion, all Board members present voted in favor and the motion carried.

Big Thanks

Lillian Ostrach

- Odie for supervising maintenance, which he graciously offered to continue
- Adam Graff for his service as Board President
- Firewise Committee
- Web master, Phyllis Lucas

- Association membership for promptly responding to email queries and correspondence

New Business

Lillian brought up the need to select Board officers. At this time, the President position is open. Lillian stated she is happy to remain serving as Secretary and Jim stated he is also happy to remain serving as Treasurer. The Board decided to table the decision to determine the President role until the next meeting, which will be held in October.

Gisela Kluwin graciously presented critical information about the need for invasive weed removal in our community. Gisela discussed that the main noxious weeds in the neighborhood are cheat grass (annual, pretty well controlled, but grows on roadside edges), knapweed (this weed very prolific, worse than last year, not in the park, doesn't go onto properties, mainly roadside edges), scotch thistle (nasty weed because is biannual, very prolific seed producers), dalmatian toadflax (not so much a problem right now). She talked about the importance of taking action before these weeds flower if at all possible, especially knapweed, scotch thistle, and cheat grass. Previously she put together a handout about the weeds and control methods with Kathy, and we will distribute that handout to the community at the appropriate times. Timing is really important; setting calendar reminders to take advantage of timing is an easy option.

Regarding cheat grass and control, Gisela asked Kathy about it, who said that hand pulling is most effective method for control. Weed barriers along roadside edges is effective in suppressing weeds (and all vegetation) but is usually quite expensive. Hand pulling or weed whacking before cheat grass goes to seed is critical. If the cheatgrass or other invasive weed has flowers or seeds, the cuttings or pulled weeds need to be bagged. In front of some properties there are dense stands on roadside edges that are a real fire hazard. Old cars with contractors or other cars could make sparks. That's what happened in Cottonwood lately. Gisela is happy to come to properties to identify weeds.

Sara Gibson chimed in and said it feels pretty hopeless about the cheat grass on the boulevards. Weed killer leaves fire hazard, she's a little more comfortable now that cheat grass in the park is managed, but she doesn't see how we can hire someone to manually remove it from the roadside, which is really what's needed. Information distribution would be helpful, perhaps considering targeting the properties most affected. However, there's been objection in the past to targeting specific properties.

Lillian would like to continue this discussion over email and at next meeting because targeting owners in the right way could be well received.

Firewise Update

Lillian reminded the Board and attendees that the Firewise Committee needs a Firewise Chief. Dennis Strieter asked if an email with the description of the role could be sent to property owners. Odie and the Board will work on such an email.

Community Discussion

Dennis Strieter, a new property owner, wanted to let the community know that he is completing a significant construction project on his property so heavy machinery will be entering the neighborhood. He has discussed with the contractors who will try to be minimally disruptive to the neighbors, and the project should be done before first real freeze in December.

Adjournment & Next Quarterly Meeting

Lillian Ostrach

The next quarterly meeting will be held in October. Usually the quarterly meetings are held the third Thursday at 6:30pm MST.

Bryan made a motion to adjourn the annual meeting, Randy seconded the motion, all Board members present voted in favor and the motion passed. The meeting adjourned at 9:56am MST.

Minutes taken and prepared by Lillian Ostrach, Secretary.