

**Linwood Heights Board of Directors Meeting  
Thursday October 3  
3009 N. Kristin Drive**

Board members present: Adam Graff, president; Cecelia Lodico, secretary; Andy Rusk, vice-president; Mac Rominger, treasurer; Members at large: Wayne Stoltz., Bryan Randall, Larry Richardson

Board members absent: Odie Christensen, Jim Gibson, Janean Quigley

Property owners: Hank Fleming, Gisela Kluwin, Lillian Ostrach, Alan Purchase, Randy Schaal

**Call to order--Adam Graff**

Meeting commenced at 6:30

**Approval of April 22, 2019 minutes—All**

Motion to approve by Mac; seconded by Andy. Approved with no opposition.

**Financial report—Mac Rominger**

**--Status of collecting assessments**

Eighty-eight property owners have paid their annual assessment. A second email was sent to 20 owners who had not paid as of late September; 12 owners paid. There are eight owners who are now late. Any payments made after October 1, 2019 are late and fined \$20. The Association spent \$5,500 in expenses during the first quarter.

**Maintenance Report October 2019—Odie Christensen**

**(this report was submitted in writing prior to the meeting as Odie was out of town during the meeting.)**

**Jesse Gregg Park south entry stairs**—About half of the landscape timbers are rotten and beginning to crumble away, exposing rebar anchors as potential trip hazards. It is my opinion that the Association should replace the entire run of 22 steps with new pressure-treated landscape timbers, rather than do a partial replacement of only the clearly rotten timbers. We have two estimates for this work: Deep Roots Landscaping: \$3695.05 (50% due on signing; 50% due at completion) Morning Dew Landscaping: \$4211.43

I recommend Deep Roots; we use them as a contractor for other maintenance work, and their performance has been good. I ask the Board for approval to proceed with this work. Both companies are very busy. Depending upon weather, this work may not be undertaken until early next spring.

Motion to approve/accept Deep Root estimate by Mac; seconded by Bryan. Further discussion with Odie from Cecelia about possibly widening the walkway. Motion approve with no opposition.

**Road in Jesse Gregg Park:** Eight volunteers cleared the ditches and culverts on the road this past spring. The ditches and culverts carried summer rain water well. We had LH property owner and civil engineer Guillermo Cortes review the condition of the road. He gave his recommendation and estimated cost of \$4K to \$8K. There has been some additional erosion, but the road will be okay through the winter.

**Vehicle access** to Jesse Gregg Park is not allowed between November 1 and April 1. I will remove the Linwood Heights lock from the main access gate and put the “Road closed” sign in place on November 1. We will leave the upper gate open as was done last winter.

**Weeds:** The weed situation in Jesse Gregg Park is better than it has been for a few years. Even though there was an abundance of weeds in the spring following a wet winter, a handful of residents persistently pulling weeds throughout the summer made a significant positive impact. We hope that the LHHOA website is helping residents become more familiar with local weeds. Cheat grass remains a concern. Cheat grass at the park entry, playground area, road edges and several areas of infestation was trimmed. With timely May- June trimming next spring, we can control or reduce cheat grass without resorting to chemical treatment.

The area at the North entry to Jesse Gregg Park was mowed, raked, and generally cleaned up. Alan Purchase repainted the wall at the main park entry.

**Volleyball Court:** Several rotten landscape timbers surrounding the volleyball court were replaced. Weeds and grass were removed from the court area. Grass and forbs surrounding the court were trimmed. The court is in good condition and ready for play.

**Horseshoe Pits** Weeds and grass were removed from the boxes at horseshoe pits at both pavilion areas. A few rotten timbers were replaced. Grass was trimmed around both areas. There were a few horseshoes pitched during the annual picnic.

**Barbed wire tangles:** There were a couple dozen runs and tangles of rusty old barbed wire scattered around the park that presented an entanglement danger for walkers, dogs and wildlife. These have been removed – something like 200 pounds of wire!

**Fences:** The fences around Jesse Gregg Park are generally in good condition. There were a few new breaks/cuts and several old poor repairs that Bill Kluwin and I repaired. We are making repairs to top and bottom strands of the fence with smooth wire, as recommended by wildlife management agencies. Mending fences is a continuing project.

**Playground equipment:** The playground equipment appears to be in good repair and safe operating condition. I check regularly. Some of the pieces could stand painting – perhaps next year. There are several landscape timbers surrounding the playground area that should be replaced next summer.

**Basketball Court:** The basketball court area was cleaned up. The standard, basket and net are in good repair. Weeds and brush were trimmed around the court, and many large bags of vegetation and debris removed. The basketball court is made of asphalt with a colored rubberized surface coating, which is peeling off. Greg did a good job of scraping the coating that was loose last year, and I have scraped and removed the material that had loosened since. There were several cracks, which I sealed with Henry's Crack Filler. I may recommend to reseal the court surface next summer, after the remaining old coating can be removed. The court receives only minor use. I believe the condition of the court to be satisfactory for the current level of use: not perfect but a better half-court than most driveways in the neighborhood. The court looks weathered but cared for.

**Park Toilets:** The two toilets are in good condition. There are scars of past vandalism, and some varmint has been gnawing at the wood on the south toilet (I suspect the porcupine living in that end of the park). I will need to repaint and may need to replace a side panel or two next summer. Both toilets are clean and supplied with toilet paper. I will have First Class Sanitation pump the vaults in October.

**Dog Waste Stations:** The dog waste stations are emptied twice monthly by Deep Roots Landscaping, which has been doing a satisfactory job. I replace the plastic bags in 6 dispensers as needed.

**North entry:** Grass at the north entry to Linwood Heights (corner of Cooper and Boldt - Tract C) was trimmed in July to cut weeds before they went to seed and to remove fire fuel. The area looks good. I may take another cut at it after it dries out in the next few weeks. Siberian Elms growing within the right-of-way along Fremont Blvd at lots 4-5 were trimmed by Deep Roots last year. I trimmed the regrowth this fall.

### **Firewise—Odie Christensen**

Linwood Heights conducted the annual community Firewise day in conjunction with the LHHOA Annual Meeting in Jesse Gregg Park. We had excellent presentations by Jerolyn Byrne of the Flagstaff Fire Department and by Sam Beckett of Coconino County Emergency Management. The importance of Firewise and Ready-Set-Go preparation was dramatically emphasized by angry plumes of smoke from the Museum Fire the next day.

The Firewise Committee has distributed an on-line survey to all Linwood Heights owners, asking for estimates of their financial and hourly commitment to making their homes and properties more fire resistant in 2019 (Martos Hoffman is the survey wizard). This information will be included in our renewal application as a Firewise Community. By my informal count, there was significant tree thinning completed on 12 Linwood Heights properties this summer – an impressive commitment by our community!

I am still trying to learn this job. I appreciate neighbors alerting me to issues, and I especially appreciate the help I receive from several neighbors.

### **New Business**

## **Enforcement of CC&Rs & recent garage sales Cecelia & Andy**

There was a discussion regarding whether garage sales are permitted in Linwood Heights. There were differences of opinions, and the board needs to get legal advice about garage sales and possible estate sales. The current CC&Rs prohibit business or commerce which causes an increase in traffic due to customers or employees. (Section V— Permitted Property Uses, d—Business, professional, commercial activities)

There are several properties out of compliance, with the most common violations being recreational vehicles, ATV's, motorcycles, trucks, campers and/or flatbed trailers being stored on properties. These are violations of the CC&Rs. (Section V—Permitted Property Uses, h—Motor Vehicle Restrictions.) A reminder will be sent to all residents, and persons out of compliance are asked to come into compliance with CC&Rs.

The board received a formal, written complaint about one of the properties out of compliance. Adam Graff, president, wrote a letter to the owners who are out of compliance.

Andrew Rusk moved that we contact our attorney about garage sales and estate sales and ask clarification about whether the board has to identify the complainant who reports a violation. Bryan Randall seconded the motion. Approved with no objection. Many board members commented that management companies issue letters to violators without naming the complainant.

Lillian Ostrach said many drivers are speeding more than 25 mph within the neighborhood. A reminder will be sent to all property owners, asking them to watch their speed and to be aware of pedestrians. Persons who have contractors on their property will be asked to mention this to the contractors and their subcontractors.

The next board meeting will be Thursday, January 23, 2020 at 6:30 p.m.

Meeting was adjourned at 7:40 p.m.