

Linwood Heights Board of Directors Meeting

Thursday, January 23, 2020
3033 N Boldt Dr

Board members present: Adam Graff, president; Andy Rusk, vice president; Mac Rominger, treasurer; Members at large: Wayne Stoltz, Bryan Randall, Janean Quigley, Jim Gibson, Odin Christensen. Property owners: Gisela Kluwin, Lillian Ostrach, Randy Schaal, Helen Row

Call to order—Adam Graff

Meeting commenced- 6:30pm

Approval of October 3rd minutes—all

Motion to approve by Mac Rominger, second by Andy Rusk. Approved with no opposition.

Financial Report- Mac Rominger

See online report submitted.

We have collected the annual assessment from 95 of the 96 lot owners and have received an additional \$1000 in transfer fees to date. Hence, we have collected \$20,080 and have spent \$16,002 through two quarters. At our current expenditure rate, it is possible we will post a small deficit for the fiscal year. We currently have approximately \$92,000 and I would project, based upon prior year's expenses in the third and fourth quarters, that we will end the fiscal year with about \$85,000-87,000 in the HOA account.

(in response to a question of above figures, Mac Rominger added the next paragraph to clarify)

We have received \$19,080 in dues (\$80 in late fees) and \$1000 in transfer fees (five lots) through the first two quarters. The total revenues equal \$20,080. We have one outstanding assessment to collect (\$220) and I am aware of one transfer fee in escrow (\$200). These are the only remaining projected revenues for the FY.

Our current account balance is approximately \$92,000. With the additional revenue the balance will be approximately \$92,500. I am projecting expenses for the remainder of the FY to be approximately \$5,500-7,500 based on prior year's expenses in the final two quarters. Subtracting the projected expenses (\$5,500-\$7,500) from our current balance of \$92,500 leaves us with \$85,000-\$87,000 at the end of the FY.

Mac reported an increase in outgoing expenses- landscape fees and legal fees. Mac will resign as treasurer after next quarterly report- asking for replacement. Andy Rusk is considering filling this position.

Maintenance report- Odin Christensen-

Jesse Gregg Park south entry stairs.

The Board approved repair of the stairs at the south entrance to Jesse Gregg Park at the October meeting. This work was completed satisfactorily by Deep Roots Landscaping in December.

Jesse Gregg Park access

The vehicle gate to Jesse Gregg Park is locked until April 1. The upper bar gate is open. Many walkers, skiers, snowshoers, sledders, and dogs have been enjoying the park this winter.

Storm damage to trees

The wet snow over Thanksgiving week brought down several trees, tree-tops and large limbs in the park. At least two of these downed trees cross walking paths. I will get these cleaned up in the spring: remove trunks from the trail; reduce and scatter the branches.

Fences

The fences around Jesse Gregg Park are generally in good condition. Bill Kluwin and I completed most of the planned repair work, and the fences remain in good shape.

Park Toilets

The two toilets in JGP are in good condition. They require a small bit of cleaning, maintenance and paint, as noted earlier, to be completed in the spring. First Class Sanitation pumped 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 plastic bags in 6 dispensers as needed. Our current contract is up for renewal in March; I recommend renewal.

Sidewalk Snow Removal

Flagstaff Code requires property owners to remove snow from sidewalks within 24 hours of the end of snow accumulation. We keep the sidewalk along the Cooper side of Tract C shoveled.

Rio de Flag Easement

American Conservation Experience crews removed thickets of willow from within the Flood Plain Drainage Easement on Tract C as part of ongoing Flagstaff drainage and flood control activities.

FIREWISE

Our recognition as a Firewise USA participating community was renewed for the year. Those who walked around Linwood Heights last summer watched tree thinning on properties throughout the neighborhood, saw the bags of pine needles stacked for bulk pickup along the streets, and noticed improvements that made homes more resistant to fires. Last October, the HOA completed an on-line survey of our members to understand the value in time and money we invested in securing the safety of our neighborhood.

Together in 2019 we invested:

\$95,493 in direct expenditures to improve the fire resistance of our homes, and

\$68,109 in direct expenditures to improve the fire resistance of our properties, and

2570 hours of our personal time thinning trees, cleaning gutters, raking needles and other work to make our homes and properties more "Firewise."

Flagstaff Fire Department completed burning the slash piles on Tract D in December.

National Wildfire Community Preparedness Day will be observed Saturday May 2, 2020. What is the Board preference? 1. to host a neighborhood educational/social event on this day, as was done in 2018, or 2. to integrate a Firewise presentation into the Annual Meeting in July, as was done in 2019, or 3. to have the Firewise committee organize a work day for interested members?

We should remind our property owners who have fire hydrants on or near their properties to keep them shoveled and clear. The time required for fire fighters to locate and clear a buried hydrant is time lost in saving a home or life.

Old Business-

CC&R enforcement- 3 board members (Graff, Lodico, Randall) met with the HOA attorney for advice on how to proceed. The takeaway was that if the board is made aware of a violation then it needs to be enforced. Also, according to Arizona law, the identity of the individual who observed the alleged CC&R violation must be made known to the alleged offender if the offender contests the allegation.

4 letters were sent out for homeowners who will have a 30-day window to comply.

Discussion on specific process that a homeowner follows to make a complaint. The process is detailed in our CC&Rs. It was further clarified that if a homeowner, who is not a board member, makes a complaint to a board member in writing with appropriate information, then the board member will then bring the complaint to the rest of the board so it may be addressed as described in the CC&Rs. If the complainant is a board member, then he/she has the responsibility to bring the issue to the entire board.

Andy Rusk posed, "What if the neighbor wishes to remain anonymous [while making an official complaint to the board about a potential CC&R violation?]" Adam Graff responded that, according to our CC&Rs, after complaint is initiated, the board will determine if the complaint has merit. According to Arizona law, if the alleged offender contests the allegation, then the identity of the individual who observed the CC&R infraction must be made known to the alleged offender. This protects the alleged offender and provides them their right to due process. Andy Rusk proposed a property management company. The goal would be for the property management company to handle potential CC&R violations. He offered to research 2-3 companies and return with pricing and scope of services at the next meeting. Motion to research Management Company made by Andy Rusk with second by Bryan Randall. No objection from the Board to gather that information.

Helen Row, property owner, stated she wishes to rebut the board's enforcement of the CC&Rs regarding her clothesline violation. It was brought to her attention that the lawyer advised the HOA committee that in Arizona a clothesline is not recognized as a solar energy device. Therefore, the board is obligated to enforce the CC&Rs as they stand, including the prohibition against clotheslines.

New Business-

Cecelia Lodico resigned both as a member of the Board of Directors and as Secretary. The board recognized her countless hours of service. She will be missed.

Motion to admit Lillian Ostrach to the board- Mac Rominger and seconded by Bryan Randall, all in favor, none opposed- motion carried.

Motion to appoint Lillian Ostrach as secretary of the board- Mac Rominger and seconded by Bryan Randall, all in favor, none opposed- motion carried.

Increase in Annual Assessment-

The bylaws state that the board has the authority to raise dues by 20%/year without homeowner approval/vote. Dues have not been raised for many years and in fact were reduced as the last

change. With costs increasing for insurance and maintenance fees, Jim Gibson made a motion to increase dues this year by 20%, the motion was seconded by Andy Rusk. 5 board members were in favor (Gibson, Graff, Rusk, Quigley, and Ostrach) and 4 opposed (Randall, Rominger, Stolz and Christensen). The motion carried.

Firewise and Annual picnic

The Board decided that we would hold a Firewise volunteer workday, with at least some social function on May 2. We will also have a Firewise presentation at the annual meeting.

The next board meeting will be April 23rd, 2020, @ 6:30pm @ 3033 N Boldt Dr.

Meeting was adjourned at 8pm.