

Linwood Heights Board of Directors Meeting

Thursday, January 14, 2021

Virtual Meeting via Zoom

Attendees

Board members present: Adam Graff, president; Randy Schall, vice-president, Lillian Ostrach, secretary; Jim Gibson, treasurer; Members at large: Janean Quigley, Bryan Randall

Property owners present: Ian Funk, Dennis Strieter, Odie Christensen, Greg Hartmann, Gisela Kluwin

Call to order – Adam Graff

Meeting called to order at 6:32pm MST.

Property Owner Concerns (if any)

None presented.

Approval of minutes from 23 October 2020 meeting – All

Motion to approve 23 October 2020 meeting minutes by Jim; Bryan seconded. All Board members present voted in favor; motion approved.

Financial report – Jim Gibson

In summary, all assessments collected from property owners except for one (that's in the mail). All bills received have been paid and there are no outstanding payments. Financials are taking a lot more time than expected and it's a steep learning curve; hopefully 2021 will be easier now that Jim has developed a method and workflow. Several property owners expressed interest in the possibility of an electronic payment option for assessments for FY2022. The HOA bank account offers Zelle, which is an electronic payment option, but specifics for how to make the process work effectively need to be worked out.

Motion to approve financial report presented by Jim by Lillian; Bryan seconded. All Board Members present voted in favor; motion approved.

Maintenance report – Odie Christensen

Very little to report. The vehicle gate is locked through the winter season until around April 1, dependent on weather conditions. Jesse Gregg Park is having very good visitorship from dogs and people. The two park toilets are in good shape. Dog waste stations serviced twice a month, serviced today 14 Jan 2021. Due to renew Deep Roots contract in March, anticipate renewal because their service is satisfactory. Not much maintenance to do without snow.

Firewise report – Odie Christensen

Online survey about Firewise distributed to community; significant contribution from community over the past year.

The Linwood Heights community is in Good Standing with Firewise:

- Our annual report for 2020 was accepted and we are in Good Standing through November 2021.
- Our Risk Assessment was completed in 2019. The next risk assessment is due with the 2024 renewal.
- Our Action Plan was last updated in 2019. The next action plan is due with the 2022 renewal.

Old Business

Timeline for finalizing & registering revised CC&Rs – Adam

Bryan sent comments responding to community concerns about the CC&R revisions submitted with the ballots to the Board and we reviewed the responses to the results of the election.

After lengthy discussion, the Board agreed that in some cases small changes to the CC&R revisions voted on and passed by the membership may need to be made due to previously unidentified typos, grammatical errors, or incomplete/inappropriate removal of language. The CC&Rs are a lengthy document and the Board has spent a lot of time and effort reviewing them and we are human and make mistakes.

Of note:

Proposal #5 regarding fire prevention: The intent was never to block the City from doing prescribed burns. It was probably an error to remove the entire paragraph because the focus was to remove the last sentence, which referenced Section VII.d that was also removed because it described a tree thinning and cutting consultation service no longer offered by the Flagstaff Fire Administration. For this change, the Board did not consider how altering this section would effectively exclude prescribed burns. Instead, the second sentence in f. Fire prevention should be struck.

Miscellaneous: We need to correct the meeting month from June to July, which was a typo in the CC&R document from which the Board was working.

Lillian made a motion to correct the two above items (June to July; replace sentence about the prescribed burns); Randy seconded. All Board Members present voted in favor; motion approved.

Items to complete: draft community notification; finalize CC&Rs; find out what is needed to record/register. Randy is willing to take the revised CC&Rs to the City Recorder and see what's required. Plan to complete before next meeting, time permitting. Use previous versions as

template, and we may need a notary signature. Question: Do we need all Board members' signatures?

New Business

Chair of Firewise Committee, open position

Odie is retiring effective with this meeting. Many thanks to Odie for his dedication and service!

From Odie: "The Firewise Committee was originally organized by Sara Gibson; I became the chair when she retired. This is a committee requiring little time commitment. For the immediate future, the primary responsibility of the committee is to organize community events or communication to encourage individual property owners to improve and maintain the wildfire resistance of their homes and properties. The chairman should be a person with social skills, and interest in such event organization and communication – not my strengths. I remain personally committed to Firewise and will be pleased to remain a member of the committee."

Schedule next meeting

The next meeting will be held Thursday, April 22, 2021 at 6:30pm MST via Zoom. Janean will send the meeting invitation and details, to be distributed by Lillian to the property owners.

Adjournment

Motion to adjourn the meeting at 7:30pm MST by Janean; seconded by Randy. All Board members present voted in favor; meeting adjourned.

Minutes prepared by Lillian Ostrach, Secretary.