

Linwood Heights January Quarterly Meeting
Monday, January 22, 2024
Zoom meeting

Attendees

Board: Randy Schaal (President), Martos Hoffman (Vice President), Camille Bibles (Secretary),
Members at large: Bryan Randall, Lillian Ostrach, Scott Dale, Gabe Epstein, Judith Lukas

Property Owners: Greg Hartman, Lisa Actor, Ted Campagnolo

Call to Order: Randy Schaal

Meeting called to order at 6:03 pm MST.

Approval of minutes from 2023 October Meeting : Randy Schall

The Board briefly reviewed the minutes from the 2023 October Meeting. Scott made a motion to approve the 2023 October Meeting minutes, Martos seconded. All Board Members voted in favor and the motion carried.

Financial Report: Randy Schaal (Temporary Treasurer)

HOA finances are in good shape. The checking account balance at the end of December was \$67,929.71 and the reserve account balance was \$56,079.48. There are a couple of homeowners who have not paid the yearly dues. As a reminder, anyone on the Board or homeowners in the HOA who would like to receive a copy of the detailed financials should contact Randy. Gabe made a motion to approve the financial report, Bryan seconded. All Board Members voted in favor and the motion carried.

Maintenance Report : Randy Schaal for Odie Christensen

The Jesse Gregg Park road is closed to motor vehicle traffic for the winter and will not reopen until April 30. The signs prohibiting snow play are in place.

There is damage to the fence bordering the water catchment area at the southern entrance apparently caused by a vehicle. The damage is a section of the wooden fence and possibly a metal post. The fence has aged so the choice once Spring arrives will be to replace that section and stain it to match the rest of the fence or to replace the entire fence. Questions were raised as to the need for a fence. The answer likely rests with the City of Flagstaff. Odie will be able to better assess the damage once the weather clears and will obtain bids for the repair work for consideration.

Lillian made a motion to approve the Maintenance Report, Camille seconded. All Board Members voted in favor and the motion carried.

Firewise Update: Judith Lukas

Judith will select a summer date for the Firewise Community event in the next few months and has already taken the necessary steps to revamp the Firewise Plan for the community. Given the current conditions there is not much else to take up on the Firewise issues.

Martos made a motion to approve the Firewise Report, Lillian seconded. All Board Members voted in favor and the motion carried.

Old Business

Discussion focused on older and newer CC&R violations, primarily vehicle parking and storage violations and a newer violation involving a short-term rental. Randy spoke with HOAMCO who could add CC&R violation management services for the Linwood Heights HOA for just over \$300 a month above the cost of the financial services. The discussion focused on concerns about raising expenses to this degree and some of the limitations of observations from outside the HOA. However, there was real concern about the damage to the community if violations are not addressed consistently. As such discussion shifted to other options, such as a sub-committee that would discuss violations with homeowners. Randy and Martos agreed to try this option. A progressive structure for financial penalties will be researched by Randy, Judith and Martos with a report back at the next meeting. Camille will organize an efficient response and process structure for violations. As to specific violations, the older CC&R violation appears to have been resolved favorably. As to the newer issue, Camille and Randy will draft and send a second letter with a fine attached to the violation discussed and Camille will make sure that emails have gone to the homeowners relating to previously noted violations.

Lillian made a motion to retain an attorney, Jason Miller with Carpenter Hazelwood, to address a specific serious CC&R violation, Bryan seconded. Camille abstained from the discussion and vote. All other Board Members voted in favor and the motion carried.

New Business

Hidden Hollow access road issues were raised by Martos who appeared and spoke at the City planning meeting. The concern for Linwood Heights is the proximity of the proposed road to our common property with Jesse Gregg Park. Martos discussed the various factors which will be considered by the City of Flagstaff and will continue to monitor and participate in the process.

Observatory Mesa Natural Area and trail alignment proposals. The City of Flagstaff is conducting planning with respect to Observatory Mesa Trail alignment. Martos points out that a planning meeting was going on at the same time as the Board was meeting and notes that he will continue to be part of this process as well.

Graffiti at the northern entrance has been painted over and Camille will keep an eye out for these areas as the snow melts.

Adjournment & Next Quarterly Meeting

The next quarterly meeting will be held in April, with date, time and method of meeting to be determined.

Scott made a motion to adjourn the meeting, Judith seconded. All Board members present voted in favor. The meeting adjourned at 7:29 pm MST.

Minutes taken and prepared by Camille Bibles, Secretary.