

Linwood Heights Board of Directors Meeting
Tuesday, January 24, 2023
Virtual Meeting via Zoom

Attendees

Board Members present: Randy Schaal (President), Adam Graff (Vice President), Lillian Ostrach (Secretary), Jim Gibson (Treasurer), Members at large: Bryan Randall, Gabe Epstein, Scott Dale, Judy Lukas, Martos Hoffman

Property owners present: Camille Bibles, Gisela Kluwin

Call to Order – Randy

Meeting called to order at 6:03pm MST.

Property Owner Concerns

None directly from Linwood Heights residents.

Lillian received an email from a property owner in Cheshire regarding a potentially dead tree leaning precariously toward his fence. From photographs, Lillian determined the tree to be on private property and contacted the Linwood Heights property owner to advise them. With the strong storm winds, it may be helpful to email the membership a reminder to check the integrity of their trees.

Approval of minutes from 3 October 2022 – All

Gabe made a motion to approve the 3 October 2022 meeting minutes, Judy seconded. All Board Members present voted in favor; motion carried.

Electronic Action Report – Lillian

Summary of actions taken electronically since the last quarterly Board meeting

- Lillian had communications with several realtors regarding a couple of properties for sale
- Lillian emailed the membership a reminder about winter weather safety (clearing snow from fire hydrants) and avoiding putting out bulky trash until immediately prior to the pickup date.

Financial Report – Jim

The HOA finances are robust and in order, and all bills to contractors are paid.

The December financial report from HOAMCO listed 7 property owners with delinquent accounts who have not paid their assessments. Jim determined that HOAMCO did not have a delinquent policy in place, which should have been part of the transition to HOAMCO. He received a policy draft from HOAMCO and forwarded to the Board this afternoon. The Board discussed the policy draft in relation to the late assessment policy described in the CC&Rs. The CC&Rs state assessments are due September 1 and considered delinquent October 1. Jim proposes to use those dates for the HOAMCO delinquency policy such that enforcement actions do not begin until October 1, at which point late fees will be assessed and a letter mailed to the property owner. Gabe confirmed with Jim that the Board has the autonomy to make the policy changes we would like; the answer is yes. The Treasurer will make a phone call or email to HOACMO around the first week in July to make sure the assessment letters went out. Then, the Treasurer and Secretary will send an email to the membership around September 1 as a kind reminder that assessments should have been paid, and if not paid prior to October 1, then enforcement will begin.

The Board will read through the policy draft with the above in mind and will vote electronically within the next two weeks.

Lillian also asked about whether it is possible to receive electronic notification of assessment invoices as opposed to hardcopy mailed. Jim will find out.

Randy made a motion to approve the financials as discussed by Jim; Scott seconded. All Board Members present voted in favor; the motion carried.

Maintenance Report – Odie, given by Lillian

There is nothing important to report regarding Linwood Heights maintenance. Deep Roots attends to the dog pots. The snow play signs are up, and I have seen no problematic park use by non-residents. The sidewalk on Cooper is shoveled.

Jim recognized Odie for his outstanding efforts as usual and mentioned that he applied for a grant from the City for the tree removal from the common tract and got almost all of it reimbursed.

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

Firewise Report – Judy

Judy recently sent an email to the current Firewise Committee to gauge interest in continuing to serve. Firewise planning for the annual event and possible educational opportunities will begin in a month or two.

Judy asked Lillian to send an email to the membership to attract new members. Time involvement for members of the Firewise Committee is minimal. Responsibilities are mostly paperwork to maintain the community Firewise status, planning and holding the annual event, and considering some educational opportunities when available.

Lillian made a motion to approve the Firewise Report as presented by Judy, Jim seconded. All Board Members voted in favor, and the motion carried.

Old Business

None noted.

New Business

Martos brought up that his grandkids really enjoy the playground and equipment, but that there is no climbing structure, unlike other parks such as at Bushmaster and Thorpe Parks. He wanted to know whether there was any interest in adding another piece of playground equipment if the investment would get sufficient use. Randy suggested Martos look at some examples and estimates and consider how to assess use. Others mentioned that there are very rarely children playing in the playground.

Quarterly Meeting – Tentative Dates

The next quarterly meeting will be held in April 2023. Lillian will send out a Doodle poll to the Board of Directors to select the date that works best. Once the date is selected, the webpage will be updated with this information and notice emailed to the membership. If virtual, Zoom information will be emailed to Board Members and the property owners.

Meeting Adjournment

Scott made a motion to adjourn the meeting, Bryan seconded; all Board members present voted in favor. The meeting adjourned at 6:47pm MST.

Minutes prepared by Lillian Ostrach, Secretary.