

Linwood Heights Board of Directors Meeting
Monday, May 2, 2022
Virtual Meeting via Zoom

Attendees

Board Members present: Randy Schaal (President), Adam Graff (Vice President), Lillian Ostrach (Secretary), Jim Gibson (Treasurer), Members at large: Janean Quigley, Bryan Randall, Gabe Epstein

Property owners present: Odie Christensen, Greg Hartman, Judy Lukas, Jim Drago, Mark Hilgeman, Faye Weiss, Guillermo Cortes, Brandon Maxwell

Call to Order – Randy

Meeting called to order at 6pm MST.

Property Owner Concerns

Leslie Belsanti asked via email if the low-lying branches overhanging the gravel pathway at the playground could be trimmed. Odie indicated he would take care of it.

Approval of minutes from 26 January 2022 – All

Motion to approve 26 January 2022 meeting minutes made by Gabe, Bryan 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

- Arrangements with Randy about getting correct CC&Rs notarized and recorded
- Ramada reservations
- Bill Kluwin requested permission for vehicular access as part of a City project to remove old barbed wire on Observatory Mesa, which was granted

Financial Report – Jim

Slow time of year, not a lot to report. Looking over the most recent financial report from HOMCO, there are some budgeted expenses for landscaping that could be helpful for some of the suggested work up for discussion.

The proposed budget will be sent to the Board in advance of the annual meeting. It may be worthwhile to consider adding a line item for road repair since we know we will have expenditures in the coming fiscal year.

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

Maintenance Report – Odie

The maintenance coordinator looks after maintenance at the four community-owned parcels, most importantly Jesse Gregg Park. Following is an update of primary activities since the January 2022 LHHOA Quarterly Meeting.

The road in Jesse Gregg Park was opened to motorized vehicular traffic on April 1. The “No Public Snowplay” signs were removed from the entryways and stored until next season.

Deep Roots Landscaping continues to provide excellent service in attending to the dog waste stations along Fremont Boulevard twice monthly. The contract with Deep Roots was renewed.

Porcupine damage to the pit toilets will be repaired after the fire hazard reduces. All materials for repairs are in hand.

Discussion with the Board commenced regarding two topics tabled from the last meeting.

Tree-Related Discussion

1) Trees at the south entrance of the neighborhood: Two Austrian Pines died from drought stress and bark beetle infestation and were cut down. Odie recommends leaving the area as it is, believes the remaining trees are healthy and visually look fine. Should new trees be planted, these new trees would require irrigation for several years and would be costly. Board discussion agreed with that assessment. The question was then raised about removing the stumps, grinding them, or leaving as is? After discussion the Board doesn't see a need to do anything about it as the stumps are not obtrusive and do not currently pose a hazard. Bryan made a motion to follow Odie's recommendations for this matter, Randy seconded; all Board Members present voted in favor and the motion carried.

2) North entrance at Cooper and Boldt: During a Firewise assessment of the neighborhood, Flagstaff Fire recommended thinning the Ponderosas in this tract. Odie would have Flagstaff Fire mark the trees for removal, obtain bids from three companies, and have the work completed soon. This landscaping work would be in the best interest of fire safety as well as maintaining the health of the remaining trees. Currently there are some 50% matching grant monies available for this type of work and it may be possible to obtain that funding. However, we also want to have this work completed as soon as reasonably possible, and the Board discussed that \$5000 for the

work would be a good limit. Gabe made a motion to authorize Odie to get bids up to \$5000 for the described work, Bryan seconded the motion. All Board Members voted in favor and the motion carried.

Repair work proposed for the road in Jesse Gregg Park last fall was discussed, with the input from HOA members Jim Drago and Guillermo Cortes. Jim and Guillermo both prepared and presented short reports based on their overview and assessment of the road conditions. Jim discussed that there are only a few spots that really need to be worked on and repaired, specifically that installation of water bars would greatly improve drainage and minimize additional road damage. Repairs of the whole road are not necessary at this time. Guillermo agreed, underscoring that maintenance is needed and moving forward we need to stay on top of it, either by volunteering or by paying someone. At this time, he recommended concentrating on the steeper areas of the road and suggested that some of the smaller landscaping companies could do some of the work to clear out the rubble in the drainage ditches and culverts in addition to working with us to make water bars.

Discussion included that it would be helpful to have regular maintenance arranged, and if a company, consider Morning Dew or Deep Roots or similar small landscaping company. At this time, a decision needs to be made about what type of water bar to install. Jim and Guillermo need to do some additional research to assess options and determine the best for our needs. They suggested meeting with Deep Roots, for instance, to see what they have available and what they could do. In the coming weeks, Odie would like Jim and Guillermo to scope the road a bit more to help determine what is needed, and then Odie can contact Deep Roots to discuss. It would be helpful to walk the road together and make some decisions. Guillermo said he would look up Forest Service specifications for water bars and drainage options.

Firewise Report – Judy

The Firewise committee consists of:

1. Judy Lukas
2. Odie Christensen
3. Janean Quigley
4. Mark Hilgeman
5. Susan Slasor

We held a Zoom meeting on March 30, 2022, to discuss Firewise planning.

FIREWISE COMMUNICATION TO HOMEOWNERS

The committee prepared a Firewise communication message that was sent to homeowners by Lillian on April 18.

MEETING WITH FLAGSTAFF FIRE DEPARTMENT

Odie and Judy met with Jerolyn Byrne on April 13 to tour Jesse Gregg Park. We discussed prescribed burns and Odie had questions about specific areas.

FIREWISE COMMUNITY EVENT

We have planned a community Firewise event for Saturday, May 21, at 3pm at the playground area in Jesse Gregg Park. Jerolyn Byrne will attend as the Flagstaff Fire Department representative and Jon Paxton has been invited to present the Ready, Set, Go! program. There will be a fire truck, unless it is needed for a fire at the time.

Janean mentioned wanting to offer small refreshments as in the past, and the Board thought that was a good idea. Judy mentioned possibly having a vinyl banner made with appropriate Firewise information to post at the entrances to the community, and pricing is about two for \$100. The benefit of this kind of sign is that it is reusable and easily installed at the community entrances.

Lillian made a motion to approve an expenditure of \$200 for refreshments for the Firewise event, Bryan seconded. All Board Members present voted in favor and the motion carried.

The Board discussed banner usage and options for signage. It was mentioned that the City of Flagstaff code for signs and banners is pretty strict, but there may be exceptions for this kind of signage since it encourages Firewise and would be for a short duration (not permanent installation). Judy will look into it.

Randy made a motion to have Firewise banners and/or signs made if doing so would follow City codes, Gabe seconded the motion. All Board Members present voted in favor and the motion carried.

Old Business

Randy recorded the notarized copy of the correct CC&Rs and we are waiting for the copy to be returned to the HOA via USPS mail.

New Business

None noted.

Next Meeting: Annual Meeting

The next quarterly meeting will be the annual meeting held on July 16, 2022. The Board is leaning toward a virtual meeting for convenience and safety, although it may be good to see the turnout at the Firewise event and make a decision after that.

Elections: Janean's and Randy's terms are expiring. Janean would like to take a break from Board Membership after many years of service. Randy is happy to serve again. There are additional empty seats remaining. Lillian will send out an email to garner interest and nominations in May. The webpage will be updated with meeting information and an early notice will be emailed to the membership, followed by hardcopy notice and ballots. Zoom connection information will be emailed to Board Members and the property owners as the meeting date approaches should the meeting be virtual.

Meeting Adjournment

Gabe made a motion to adjourn the meeting, Bryan seconded; all Board members present voted in favor. The meeting adjourned at 7:10pm MST.

Minutes prepared by Lillian Ostrach, Secretary.