

Linwood Heights Board of Directors Meeting
Thursday, October 22, 2020
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, Larry Richardson,

Property owners present: Mark Hilgeman, Greg Hartmann, Odie Christensen, Gisela Kluwin, Faye Weiss

Call to Order – Adam Graff

Meeting commenced at 6:30pm MST.

Approval of minutes from April 23, 2020 – All

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

Financial Report – Jim Gibson

In summary, the finances are looking good for the beginning of FY2021. All outstanding bills were paid, and most property owners submitted their assessments in a timely manner. The First Quarter Financial Reports for the HOA were submitted, discussed, and are available upon request.

Regarding assessments, 15 property owners are past due and Jim received useful information from Mac about how late assessments were handled in the past. Jim will follow a similar timeline that involves a reminder letter to be sent around November 1, then certified letters to be sent around January 1, and then turn over the account to the attorney if the property owners neglect to pay.

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

Voting results: Proposed CC&R revisions – Jim Gibson

After the annual meeting, the Board presented the membership with proposed revisions to the CC&Rs and a ballot for voting. Voting closed in advance of this meeting. The proposed revisions included updating and clarifying some of the language used in the document,

incorporation of previous amendments into the main CC&R document, and several suggested changes.

64 ballots were returned to the HOA, 43 ballots voted yes with no reservations, and 21 ballots voted no with reservations. None of the proposed changes received enough “no” votes to overturn the proposed change. Therefore, the assumption is the revised CC&Rs pass and these new CC&Rs will govern the community once recorded.

The Board needs to type up the final version, proofread, and verify the process needed (i.e., can the Board register with the County Clerk or do we need to have the attorney involved?). The general membership needs to be notified about the general results of the election and then specific, directed responses to a few individuals who made strong comments.

Action item: Jim and Adam will work together to compose a note to the general membership and formulate directed responses.

Action item: Lillian will verify Arizona state law requirements for submitting CC&Rs as part of the disclosure package (specifically, does each iteration and amendment need to be submitted or does the most recent version suffice?). We also need to determine whether state law requires distribution of the revised CC&Rs via hardcopy to all property owners as opposed to notification via email and the availability on the website or by request.

Action item: Bryan will finalize the changes and send out a version to the Board for proofreading and make any changes promptly. If needed, he will arrange with Adam and/or Lillian to send the document to the attorney to get it registered and recorded.

Maintenance Report – Odie Christensen

Fall is here, winter will be coming soon! Changing the locks on Jesse Gregg Park on Nov 1 to keep out vehicular traffic except emergency vehicles (until Apr 1).

Dog pots & Deep Roots: dog pots changed twice monthly, will continue to service stations through winter but not servicing the 4 trash receptacles in the park; Odie will keep an eye on those.

Major changes: added new woodchips to playground, distributed by community volunteers

Fences in good repair, in Sept. a tree blew across the west fence, which is now repaired; seems to be less fence vandalism this year than in years past.

Porcupines have returned and are gnawing on the pit toilet panels. Toilets were not pumped this year because they are not being used as frequently.

General comments: Adam mentioned the park looks great and Bryan mentioned that the repairs look really good. Many thanks to Odie! Thanks to the volunteers, too.

Firewise: Firewise status requires annual reapplication, which is why the survey from community members about the efforts (both financial and work hours) is important. Without adequate response and demonstration from the community of efforts to reduce fire hazards, the community won't re-qualify. Nov. 1 is the deadline for survey completion; Lillian will send a reminder on Oct. 26.

New Business

Recent property sales, new ownership – Lillian Ostrach

This summer saw a record of property sales in Linwood Heights and Lillian provided a summary of the properties that sold and the new members, a couple of whom were in attendance.

For CC&Rs and violations: Many properties corrected violations when initially reminded in the emails to the community. For those properties that did not correct the alleged violations, be prepared to send violation letters beginning Dec. 1. The Board discussed sending email notifications to property owners at first as a friendly reminder about the violation, and if not rectified, then proceed to a mailed hardcopy letter.

Other / Planning next meeting

Keep 6:30pm MST time on Thursday nights for Board meetings. Next meeting will be Jan 14, 2021.

Meeting Adjournment

Motion to adjourn the meeting made by Lillian; Bryan seconded. All Board members present voted in favor, no abstentions, motion passed, and the meeting adjourned at 7:15pm MST.