

Linwood Heights October Meeting

Monday, October 23, 2023

Zoom meeting

Attendees

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

Property Owners: Greg Hartman, Adam Graff, Odie Christensen

Call to Order – Randy Schaal

Meeting called to order at 6:02 pm MST.

Approval of minutes from 2023 April Meeting

Lillian Ostrach

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

Treasurer

Randy Schaal

There is currently no treasurer. Randy described that the position is not as time consuming as it was before HOAMCO managed the time consuming duties. Randy is willing to function as an interim treasurer until someone expresses interest in position. Camille made a motion to nominate Randy as interim treasurer, Martos seconded. All Board Members present voted in favor. Randy Schaal is the assigned interim Treasurer.

Financial Report

Randy Schaal

HOA finances are in good shape. Randy sent the HOA insurance invoice to HOAMCO for payment and dealt with the tax filing issue as HOAMCO appeared to prepare based on a fiscal calendar different than the one used by the HOA. Road maintenance was not required this year, although it is an expense that will require funding in the near future. Randy is inclined to advise HOAMCO to decrease the amounts contributed to the reserve fund to be prepared for this expense when it arises. Martos made a motion to approve the financial report, Scott seconded. All Board Members voted in favor, and the motion carried.

Maintenance Report

Odie Christensen

Jesse Gregg Park. The road in Jesse Gregg Park did not experience storm erosion or damage during this summer-without-a-monsoon. The road deserves attention to deferred maintenance next summer but is in reasonable repair heading into winter. Culverts, outlet channels, and road-edge ditches are generally free of excess debris. ***The road will be closed to motor vehicle traffic from November 1 – April 30.*** Elsewhere in the park, the fences are in good repair and weeds have dried for winter.

Deep Roots Landscaping continues to reliably service the 5 dog waste stations throughout the community and perform limited landscape maintenance services. During the summer months,

the dogipots were emptied weekly. From November 1-April 30, these will be serviced twice monthly.

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

Firewise Update

Judy Lukas

HOMEOWNER SURVEY

Firewise requires each community to invest the equivalent of one volunteer hour per dwelling in wildfire risk reduction annually, and to report this to Firewise with the annual renewal. This year's annual survey to homeowners via Google survey worked well and resulted in 56 responses reflecting a total of 1880 hours invested in making our homes and properties more fire resistant.

FIREWISE REASSESSMENT

Mark Adams performed the reassessment of Linwood Heights required for our recertification this year. We continue to benefit from the tree thinning and treatment of Jesse Gregg Park. Linwood Heights has been certified *Firewise USA*® community again for 2024.

There was discussion of the video that Judy included in the e-mail to the community about the certification. The video depicts ways in which fire travels effectively to homes and is a good primer for protecting homes from wildfire. It might be helpful to sponsor a community day next year to pull or cut saplings that are growing in Jesse Gregg Park, particularly near homes that are adjacent to the Park.

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

Old Business

None.

New Business

Discussion focused on CC&R violations, primarily vehicle parking and storage violations as well as how enforcement actions are triggered. Bryan discussed several violations in both parking and storage violations categories noted since July in portions of the community that he sees regularly. Randy noted that he addressed one of the violators in person and that he further provided a copy of the CC&Rs to the homeowners at the address. The question was raised as to whether it was possible to contract with HOAMCO to note apparent violations. Judy expressed concern based on experiences in another HOA with overly technical allegations of violations. Several Board Members pointed out that we don't have extensive or hyper-technical CC&Rs and that it wouldn't be up to HOAMCO to act on apparent violations, rather to refer them to the Board, who would then determine whether the apparent violations required Board action. Lillian noted that in the past this type of contract was only performed as part of a broader HOAMCO service, which was quite expensive. Randy suggested that he would reach out to HOAMCO to determine whether it would now be possible to contract for the limited service of routine observations of apparent violations in the neighborhood. Several members described a perception that the CC&Rs are not currently being enforced and that this results in decreased property values for

everyone. Camille offered to send out a general email to the property owners reminding everyone of the vehicle parking and storage provisions of the CC&R's. Randy will check with HOAMCO regarding the possibility of contracting with them just for providing the Board apparent violations. Camille and Randy will draft and send a letter to the homeowner with the violations that he attempted to address in person and friendly email notices will be sent to the other homeowners.

Adjournment & Next Quarterly Meeting

The next quarterly meeting will be held in January, with date, time, and method of meeting to be determined by Doodle survey.

Scott made a motion to adjourn the meeting, Bryan seconded. All Board members present voted in favor. The meeting adjourned at 7:12pm MST.

Minutes taken and prepared by Camille Bibles, Secretary.