

Linwood Heights Board of Directors Meeting
Monday, April 22, 2019
6:30 p.m.
3009 N. Kristin Drive

Board Attendees: Odie Christensen, Cecelia Lodico, Janean Quigley, Larry Richardson, Andy Rusk, Wayne Stoltz
Volunteer supervisor of maintenance- Greg Hartman
Property owner: Lillian Ostrach
Absent: Adam Graff, Bryan Randall, Mac Rominger

Meeting commenced at 6:32 p.m.

Approval of minutes from the January 28, 2019 closed meeting—All

Janean made the motion to approve and Wayne seconded. All were in favor. Cecelia reported she received four emails about the notification to LH owners about the incident involving trespass and damage to the Jesse Gregg Park entry gate when the park was closed for the season. Three of the responses were very positive and thanked the Board for its work. One was very critical and questioned how the Board can enforce the intent of the letter.

Maintenance report--Greg Hartman

Greg had the gate repaired at the entrance to Jesse Gregg Park paid for by the Association. The HOA has renewed its contract with Deep Roots beginning May 1 of this year. Greg painted the sign at the park entrance and he cleaned and has partially scraped the basketball court. He will continue to scrape the basketball court which needs to be power-washed and sealed.

The two entrances to Linwood Heights need a bit of work to make them more Firewise compliant. This includes trimming the pines up to ~4 feet, trimming the grass with weed-trimmers, and raking up accumulated vegetation litter. Odie Christensen, chair of the Linwood Heights Firewise committee, will confer with Greg Hartman. The Board asked Greg to have Deep Roots take care of this request.

Financial report—Cecelia & Andy for Mac Rominger

Mac sent his financial reports prior to the meeting. Annual assessments were collected from all 96 property owners. There was a discussion about increasing the \$15 late fee which is imposed per Arizona law for late assessments. The volunteer treasurer spends an inordinate amount of time collecting late assessments, some of which are months' late. Per Arizona Revised Statutes, the fine for late assessments cannot exceed ten per cent of the unpaid assessment. Since the current annual assessment is \$200, the fine cannot exceed \$20.

Cecelia made the motion to increase the late fee fine to \$20. Odie seconded. All were in favor. This is effective immediately.

Firewise program report & plans--Odie Christensen

Linwood Heights was recognized as a Firewise USA community in 2018. Firewise USA is a program of the National Fire Prevention Association that provides guidance and support to communities to make themselves more resistant to the threat of wildfire. Linwood Heights achieved this recognition by sponsoring one community Firewise event attended by many members and because of the work of Linwood Heights property owners in making their properties more fire resistant.

Participation in the Firewise program and continuing diligence of our property owners to making their homes and properties more wildfire-resistant is something the HOA supports and encourages. Some insurance companies offer significant discounts on homeowners' insurance to residents of recognized Firewise Communities.

Saturday May 4, 2019 is designated as National Wildfire Preparedness Day by the National Wildfire Protection Association. Wildfires across the United States have taken more than 100 lives and cost more than \$25 billion dollars in property losses in just the last two years, and this day is part of a nationwide effort to encourage residents and communities to reduce their exposure to wildfire risk. The HOA will distribute an email to property owners in late April encouraging all to "celebrate" the May 4 weekend by committing a few hours to cleaning gutters, raking needles or otherwise making their home more fire-resistant. Information is available on the Association website, linwoodheightsaz.org.

Saturday July 20, 2019 is the LHHOA Annual Meeting. The Flagstaff Fire Department will give a presentation about making our homes more fire-resistant

(Home Ignition Zone), and the Coconino County Emergency Management Department will present its “Ready-Set-Go” program, addressing preparation for the inevitable.

The Firewise committee will arrange an on-line survey of Association members to tally the amount of time and expenditure that our property owners have committed in calendar year 2019 to making their properties and homes, and our subdivision overall, more fire-resistant. This will be submitted to Firewise to renew the Linwood Heights Firewise status.

Preparation for the July 20 annual meeting--Cecelia Lodico

Cecelia will send an email to all property owners mid-May asking if they would like to have their name submitted for election to the Board of Directors. Four Board members’ terms are ending and one board seat is currently open; therefore, there will be five seats open.

The ballot must be in hands of owners no less than 30 days prior to annual meeting date per the CC&R’s. The annual assessment notice/letter is sent in the same mailing with the ballot.

We will ask Direct Impressions to use two different colors of paper to distinguish the annual assessment letter from the ballot. Ballots are counted prior to and at the annual meeting, as several owners bring their ballots to the meeting. Wayne & Andy agreed to count ballots.

The annual meeting will be July 20, 2019 from 9:00 a.m. until 10:30 in the lower playground of Jesse Gregg Park.

Coffee and breakfast food will be provided, courtesy of the HOA. PLEASE MARK YOUR CALENDARS AND PLAN TO ATTEND.

- **New Business**
 - **Volunteer minor repair of road in Jesse Gregg Park--Odie Christensen**

Odie showed several photos of places along the road within Jesse Gregg Park that could be repaired by some property owner volunteers. There are ditches and culverts filled with dirt and rocks. During monsoon season, the rain water will spill over and run down the road. Some ditch areas are filled with dirt and twigs and growth. Some culverts are at half or less of their capacity due to the debris in them.

Odie estimates this work would be a 4-5 person day job; if 4-5 people volunteered they would be done in a day, or they could break up the time into partial days. Odie commented we would be protecting our assets. This work needs to be done prior to the monsoon season. The Board will issue a “call to volunteer” for this effort soon which will be coordinated by Odie

There is another section of the road—about 60-100 meters—which needs to have a “professional” company do the repair. Cecelia suggested that Odie consult with LH property owner Guillermo Cortes who is a civil engineer. The HOA has consulted with Mr. Cortes in the past about the park road repairs.

Odie made a motion to adjourn the meeting; Wayne seconded. All in favor.

Meeting adjourned at 7:32 p.m.