

Payson Pines Homeowners Association
Minutes of the Open Board Meeting
January 15, 2022
Payson Masonic Lodge, 200 E. Rancho Road, Payson, AZ 85541

Call to Order: President Jackie Draves at 10:01 a.m.

Attendance: 26

Robin Bowen conducted the opening prayer.

Vice President Tang led the Pledge of Allegiance.

Secretary Smith took Board attendance and declared that a quorum of board and HOA members were present to conduct business.

Board members present:

President: Jackie Draves
Vice President: Rodney Tang
ARB Board Member: Bruce Halvarson
Secretary: Carol T. Smith
Treasurer: Mary Wadsworth

Adopt the Agenda: Motion to adopt the January 15, 2022, agenda was made by Director Halvarson and seconded by Vice President Tang, Motion carried.

Approval of the minutes from the October 16, 2021 Open Board Meeting. President Draves moved to accept the meeting minutes without reading them. Treasurer Wadsworth, seconded. Motion carried.

President's statement: President Draves addressed the assembly noting the 2021 number of property transfers (sales) doubled over the previous year and welcomed the new homeowners, encouraging their participation on the Board and HOA activities throughout the year. She announced that the New Homeowner Booklet welcome packet is now available online at <http://www.pphoa-website.com>. President Draves asked for leaders and volunteers for the Entertainment and Firewise committees.

Treasurer's Report:

- Total income for 2021 was \$19,112 compared to the annual budget of \$15,000, and that was due to the property transfer fee income, \$2000 of which was used to replenish the Reserve Fund in July; another Reserve Fund replenishment is slated for the first quarter of 2022. Total expenses for 2021 were \$15,166; and HOA funds at the end of December totaled \$30,749, of which \$28,711 is held in reserve for future special one-time expenses.
- The 4th quarter 2021 financial statement was submitted. A motion to approve the 4th quarter financial statement was made by Director Halvarson, seconded by President Draves. The motion carried.

Committee reports:

Property Committee – Property Committee Chair Ben Lindley was unable to attend, report given by committee member Bob Rick:

- The HOA purchased a commercial sized “weed whacker” for the common areas at a cost much less than the \$1000 charged by a professional landscaper to clear common area overgrowth following the summer monsoon storms.
- Volunteers are needed to work with the property committee to keep the weeds and grasses trimmed in the common areas.
- The committee has bought approximately half of the materials needed to replace fencing on Verde Circle from the 2021 budget, the balance will be purchased in current year budget with fence installation planned in spring/summer 2022. Mr. Lindley and Mr. Rick are painting the fence materials in the interim.

Welcoming Committee – Committee chair Mary Schmall reported:

- 24 property transfers (sales) were completed in 2021; four since the October 16, 2021 meeting.
- Seven new homeowner “Meet and Greet” appointments took place since the October meeting, of those about half elected telephonic appointments and the paperless New Homeowner Booklet recently posted to the PPHOA website.
- Expenses for the Welcoming Committee in 2021 totaled \$262.03, coming in below budget for the year.

Firewise committee – Chair Bob Rick reported:

- Payson Pines remains in good standing on the national Firewise database.
- The 2022 Firewise clearing event will take place May 7, 2022, the local Boy Scout troop will be helping again this year. Chair Rick asked for residents with trailers that are willing to use them for the collection of brush to please send an email to pphoabod@gmail.com.

Entertainment committee – Chair Sally Glenn’s report was delivered by President Draves:

- Following the Fence Painting Day, the Entertainment committee treated all the volunteers to a cookout using the new grill.
- The Spring Potluck will be June 11th in the Common Area.

ARB Committee – ARB Chair Halvarson reported:

- 75 project request forms (PRFs), and six painting requests were received in 2021.
- Five properties in the community have some degree of solar-powered energy.

- Chair Halvarson cautioned residents about door-to-door salespersons pitching roof replacements due to hail damage which would be covered by the homeowners insurance after paying the deductible. The roofs may not actually need replacing and making a claim of this nature may result in insurance premiums being increased.

Old Business: None

New Business:

- Payson Police Officer Kevin Rush was unable to attend the January 15 meeting due to illness. He was going to discuss neighborhood watch programs and has rescheduled to speak at the April 16, 2022 meeting. In his note to the residents, he recommended a new initiative with the Payson Police and Fire Departments where a police and fire team will review, with the homeowner, potential fire and security hazards on the property. Officer Rush is looking forward to working with the community.
- Entertainment and Firewise Committees need new chairpersons.

Open Forum:

- Shelly Goorfin recommended a community garage sale take place a few times a year. Director Halvarson told her that garage sale requests should be run by him, but that the HOA does not organize community garage sales.
- Director Halvarson recommended building an off-leash dog park in the Common area near the horseshoe pits.
- A recommendation was made to build a Pickleball court in the Common area.
- An overhead projector was recommended to help meeting attendees see the agenda and reports. It could also be used for community movies in the Common area.

Some suggestions were taken under advisement by the Board and may be addressed as New Business at the April 16, 2022, meeting.

Adjournment: President Draves called for adjournment, Director Halvarson so moved, Vice President Tang seconded, the motion Carried. The meeting adjourned at 11:09 a.m.

Submitted by:

The HOA Board