

Payson Pines Homeowners Association
July 16, 2022
Minutes of the Annual Open Board Meeting
Payson Masonic Lodge, 200 E. Rancho Road, Payson AZ 85541

Call to order: President Jackie Draves at 10:01 a.m. Attendance: 28 Members

Vice President led the attendees in the Pledge of Allegiance.

President Jackie Draves read the prelude for the scheduled Annual Open Board Meeting, took Board attendance, and declared a quorum existed to conduct business.

Board members present:

President:	Jackie Draves
Vice President	Rodney Tang
ARB Board Member:	Bruce Halvarson
Treasurer	Mary Wadsworth

Adopt the Agenda. Motion to adopt by Director Halvarson, seconded by Director Tang, Motion carried.

Approval of Minutes from the April 16, 2022 Board Meeting. The Vice-President asked for a vote of approval of Minutes from last meeting without reading of those Minutes. Motion to approve by Director Halvarson, seconded by Director Draves, Motion carried.

President's Statement. The President addressed the assembly detailing the successful results of the Payson police and fire risk assessments that were conducted by some residents, announced that it is a free service and there were tri-fold handouts on the back table for anyone interested in the process. The President also asked the membership to get involved with the HOA, including being willing to serve on the Board.

Treasurer's Report. Given by outgoing Treasurer Mary Wadsworth: the Annual Report to Arizona Corporation Commission was filed and accepted on 2/7/22, Federal and state income tax returns were filed on 4/7/22, stated copies of the corrected 1Q Financial Statement and the 2Q Financial Statement were on the back table. Motion to approve the 2Q22 Financial Report by Director Halvarson, seconded by Director Tang, Motion carried.

10:15 a.m. The President made announcement that voting for the 2022-2023 elections to the Board of Directors is closed.

Elections Committee departed meeting to count ballots.

Committee Reports

➤ **Property Committee.** Ben Lindley reported that Bob Rick restrained the bridges in the common area and trimmed a number of bushes and hauled refuse to the dump, the fence at Verde retention area is finally done thanks to a lot of help from volunteers, the kiosk on Houston Mesa was redone because the posts rotted out, watering system timers were replaced on McLane, Bob Rick donated a new sign at the ramada and Mary Havenor helped with signs there and elsewhere in the community, they erected a new fence to block ATV access at the powerlines and near the Speedway gas station, and the committee is looking at ideas to build a louvre-type fence on the west side of the ramada picnic area to serve as shade from the sun, there is money in the budget but he does not know whether the new Board will approve the expense.

➤ **Welcoming Committee.** President read Mary Schmall's report: there have been four property transfers, seven certified mailings, two meet and greets, three pending property transfers, plus one home on the market. Total spent to date is \$63.89.

➤ **Firewise Committee.** Committee Chair Bob Rick reported: there has not been much rain so far, forests are still under fire restrictions, community firewise work is in excellent shape, certification as a firewise community must be renewed each year, be sure to clean your rain gutters in anticipation of more rain so they do not fail, he installed a new Fire Danger sign at the entrance, and the Blattner brush pit is open on Saturday, and the Pine brush pit is open on Thursdays and Saturdays.

➤ **Entertainment Committee.** President read Sally Glenn's report: 23 attended the June picnic, low turnout was due to the heat and possible conflict with concerts in the park, generous raffle gifts were donated by local patrons, including free golf, movie tickets, Danziesen Dairy, Rim Country BBQ. In light of the hot weather, the Committee has decided to partner with the Firewise event next year and hold the picnic in the evening of Firewise Day, tables and chairs can be left out after we feed the Firewise volunteers at lunch. Our next social gathering in September will have some presence of local firefighters and police who may stop by while on duty just to get to know us as part of their program called "A night out," usually held in August but they have agreed to do it for us at the fall picnic. More information to follow, stay tuned!

➤ **ARB Committee.** Director Halvarson reported: He has been the ARB Chair for five years and is pleased with the community, 10 Project Request Forms (PRF) were received, nine are complete, one in progress, PRFs are kept in the property files in the shed if homeowners would like to review the PRF history, 17 notices of violation have been sent, eight have been remediated, there are four houses that need painting or staining, and the overall appearance of the community continues to look good.

Old Business. The 1Q22 Financial Statement that was approved at the April meeting was corrected as outlined in the Treasurer's report, approved by the Board, and posted to the website and printouts are on the back table.

New Business.

1. The Board approved hiring *Accounting For You* to prepare the quarterly and annual financial statements, and income tax returns.
2. The HOA's administration expenses will increase approximately \$1,000 per year. Board unanimously reaffirmed by vote.

Members Open Forum: Mike Glenn announced that the HOA needs to get on the Town's mailing list as it relates to the Flowing Wells development meetings, members should stay informed, attend the meetings if possible, be involved. He also announced an Aero Fair to be held at the Payson Airport in October.

Member stated that someone is feeding elk in the woods on the trail off of Florence Road and that could be a danger to hikers if the elk get aggressive during certain seasons, asked the feeding be stopped or at least moved far away from the hiking trails.

Member stated there are dead trees in the drainage pond behind her house on Houston Mesa Road that she would like to see removed and replaced with climate friendly trees.

Members asked about homeless encampment in the woods near the Association. Vice President explained the events that took place regarding that.

Election Committee Report. Election Committee spokesperson Mary Schmall reported the election results:

- Total number of ballots received = 54
- Verification of the number of votes properly cast = 52
- Votes for each candidate:

Robin Bowen received 52 votes
Craig Johnson received 52 votes
Ellie Watts received 51 votes

President accepted results and thanked the Election Committee.

President seated the new Board members.

Next Meeting

The next scheduled Board meeting was posted and occurred immediately after this meeting closed. The next meeting statement appears in the minutes of the Special Meeting held directly after the open meeting.

Adjournment

President called for a vote to adjourn the Annual Meeting to convene a Special Board Meeting. Motion to adjourn by Director Halvarson, seconded by Director Tang.

