

Payson Pines Homeowners Association
July 15, 2023
Minutes of the Annual Open Board Meeting
Sy Harrington Masonic Lodge, 200 E. Rancho Road, Payson, AZ 85541

Attendance: 28

Call to Order: C. Johnson at 10:00AM

Opening Prayer: Vice President Robin Bowen

Pledge of Allegiance: Bruce Halvarson, ARB Chair and Board Member

Secretary Carol Taska Smith read the required information to open the July 15, 2023, Payson Pines HOA Open Board Meeting/ Payson Pines Annual Meeting. Following the reading, the secretary took attendance of the board and declared a quorum was present. Board members present: Craig Johnson, president; Robin Bowen, vice president; Bruce Halvarson, ARB chair and Board member; Carol Taska Smith, Secretary.

Adopt the Agenda for the July 15, 2023, Open Meeting/Annual Meeting: Motion to adopt the agenda, Bruce Halvarson, seconded by Carol Smith; motion carried.

Approval of Minutes from the April 15, 2023, Open Board Meeting: Motion to adopt the April meeting agenda, Bruce Halvarson, seconded by Carol Smith; motion carried.

President's Statement: President Johnson read aloud the requirements for the 2023 election of officers. Following the reading, the President addressed the assembly about the impotency of writing violation letters to homeowners in violation of Payson Pines HOA governing documents. Other observations included 2023 violations thus far this year, ranging from barking dogs to illegal drug trade in the community, unauthorized retail activity (including short-term rentals) and stolen vehicles. He recognized the efficacy of working directly with Payson Police and town leadership to address major community issues.

President Johnson also thanked everyone who is volunteering their time and talents to the HOA because it is the work of volunteers that keep the HOA annual assessment at its current rate of \$120 per year. The assessment will not increase in 2024.

Flowing Wells development, PP HOA resident Jean Winslow was asked to help track the status of the development and has found it is for sale. She is also asking for comments/concerns from PP HOA homeowners about the development to create an official document highlighting the negative quality-of-life changes the development represents to PPHOA homeowners. Please send your comments/concerns to PPHOABOD@gmail.com, attention Jean Winslow.

Regarding traffic issues on Houston Mesa Road, President Johnson has secured a traffic study for the Houston Mesa this summer. The aim is to find a solution to dangerously increasing speed of all vehicles (side-by-sides, motorcycles, trucks and commercial vehicles) using the road as well as commercial vehicles (long-haul truckers) using McLane/Houston Mesa as a by-pass to Hwy 87/Hwy 260 through town. Communication with the Town of Payson on this issue continues.

At 10:15, President Johnson closed the 2023 election of officers and excused the Election Committee to open, assess and record ballots.

Treasurer's report: Payson Pines resident, former president and treasurer for the PP HOA, Vern Green agreed to take on the Treasurers position and presented the PP HOA combined second quarter/six-month financial statement. Mary Wadsworth, former PP HOA treasurer helped President Johnson Manage required Arizona Corporation commission filings.

COMMITTEE REPORT

Architectural Review Board (ARB) Committee: Chairman Halvarson reported that he has four PP HOA residents assisting him in identifying ARB violations and encouraged the assembly to report any ARB violations or concerns to Bruce at pphoaarb.0105@gmail.com.

The Chair thanked all the homeowners who have Firewised the outside of their homes. For Payson Pines residences that interface directly with the forest, homeowners can clear forest debris and thin trees up to 200 feet behind their homes, however the remnants must be cleared from the forest floor.

He asked everyone to add or change to) white or reflective house numbers to the front of their homes help emergency first responders find the address, particularly at night or in bad weather.

Property Committee: Bob Rick, retiring Firewise Chair, read the Property Committee report on behalf of Ben Lindley, Property Committee chair. With appreciation to the volunteers who got everything done, the committee completed the following tasks:

- Spring weeds were cleared from the walkways leading to the Common Area. A commercial company was asked for a quote to do the work, however the cost was unaffordable.
- The swill/drainage area at the intersection of Houston Mesa Road and McLane was repaired, “Thank you” to the volunteers and Dave Montgomery for donating the rocks needed for the project.
- A picket fence was erected at the west end of the main ramada in the Common Area to help supply shade and airflow for social events held in the late afternoon.
- A recent windstorm removed shingles from a ramada in the Common Area. The shingles had not been installed properly; the shingles are now replaced, properly.
- Water leakages have been detected within the electronics used for the McLane retention basin, work is continuing to replace components and alter the water drainage path resulting in the incursion.

Firewise Committee: Bob Rick reported that approx. 6,400 pounds of slash and debris was removed from Forestland at the west end of Houston Mesa Road. The project equaled 133 human-hours, a factor that will help keep Payson Pines a certified Firewise community for 2023.

- If you pay for Firewise related work on your property, please send a copy of the invoice to the PPHOABOD@gmail.com, as that invoice will help keep the community’s Firewise status requirements.
- *Bob and the Payson Pines HOA asks for a volunteer to assume the Firewise chair at once.*

Entertainment Committee: In conjunction with the Firewise event, our committee provided a hot dog lunch for the workers followed by a summer kickoff potluck in the late afternoon.

Committee members Sally Glenn, Jeannie Waltemeyer, Steve and Jill Taylor, and Dave and Shirley Montgomery, for their work putting this together to make it a fun meeting. The event was attended by 35 of our residents and in addition to great food we had games and several door prizes for gift certificates to the movies and local restaurants.

Our final event for the year will be held on Saturday, September 9th at 5PM in the Common area as we look forward to the fall weather. It will be a potluck of hors d’oeuvres and desserts with a meat and cheese platter provided by the HOA.

Welcome Committee: Chair Mary Schmall was unable to attend, and Lynn Larson reported. A welcome visit was made to the new owner of 2205 N. Florence. There have been 10 properties listed so far this year, eight have closed, and 2 are still pending.

- The committee has so far spent \$112.71 of the \$400.00 budget.

Old Business: None

New Business: The Secretary has asked to add a \$25 Disclosure Fee assessed against new property buyers to help recoup the cost of mailing PP HOA transfer packages to new PP PHOA Homeowners. The fee, like the transfer fee, is a legally approved fee a title company will collect at the closing of a property. A vote will be taken at the October 21, 2023, to approve the change.

Members Open Forum: The status of Flowing Wells was reported, no other topics were raised.

Election Committee Report: 2023 committee members, Jackie Draves-Chair, Jeanne Waltemeyer, Steven and Jill Taylor reported the following:

- Total number of ballots received: 57
- Verification of the number of votes properly cast: 54
- Vern Green, the only person running for a PPHOA board position received 54 votes.

President Johnson accepted the ballot count and thanked the Election Committee for their work.

President Johnson seated Mr. Green as a new board member and treasurer.

Close: The secretary announced the next open board meeting of the Payson Pines HOA to be October 14, 2023; Sy Harrington Masonic Lodge, 200 E. Rancho Rd., Payson, AZ., at 10 AM.

- President Johnson called for a vote to adjourn, motion was made by Bruce Halvarson, seconded by Carol Smith; motion carried, and the meeting adjourned at 11:14AM.

Submitted by: Carol T. Smith, Secretary