

Payson Pines Homeowners Association

October 14, 2023

Minutes of the Open Board Meeting

Payson Masonic Lodge, 200 East Rancho Road, Payson, AZ 85541

Attending: 25

Payson Pines residences: 18, representing 12% of 149 Payson Pines residential addresses.

Call to order: President, Craig Johnson at 10:01 AM

Steven Taylor led the assembly in an Opening Prayer

ARB Chair and Board Member, Bruce Halvarson led the assembly in the Pledge of Allegiance.

Secretary, Carol T. Smith lead the prelude for the scheduled Open Board Meeting, Took Board attendance and declared a quorum was present.

Board Members present:

- President and Treasurer: Craig Johnson
- Vice President: Robin Bowen
- Treasurer, Vern Green
- ARB Board Member: Bruce Halvarson
- Secretary: Carol Taska Smith

Adopt today's meeting agenda: Motion to adopt the October 14, 2023, meeting agenda by Bruce Halvarson, second by Carol T. Smith. Motion carried.

Approve Meeting Minutes from the Annual Open Board Meeting July 15, 2023, without being read: Motion was made by Carol Smith, seconded by Bruce Halvarson. Motion Carried.

President's Statement:

President Johnson addressed the assembly and recognized new members of the community. He then updated:

- **Flowing Wells development:** The parcel was recently listed for sale and all progress on the development has ceased, at this time. Jean Winslow, a member of the HOA, is working on a plan to approach Town Zoning personnel to change the zoning requirement of the former Flowing Wells development from the current R3, high-density zoning permit for multi-Family/apartment/condos and be returned to the original R1, single-family homes designation.
- **West Houston Mesa traffic issues:** ADOT did a very brief count on McLane and Houston Mesa but the HOA has no information about the data collected. President Johnson is working with the Payson Chief of Police to approve traffic calming "tables", it is extremely doubtful the residents living on Houston Mesa or using Houston Mesa to enter/exit the community, will see any effort by the Town to reduce speeding, use of the street as a detour to Hwy 87, or use of the street by commercial 18-wheel long-haul trailers (using Houston Mesa/McLane as a detour) to avoid traffic lights and the traffic circles.
- **HB 2298** – New law stating that HOA will, effective June 1, 2025, lose the ability to govern parking on streets within the HOA. This means that Payson Pines community streets can have any size RV, fifth-wheels, boats, as well as trailers, non-running cars, etc., park for as long as they chose or per Town of Payson parking regulations stipulate. On June 2, 2025 parking regulations on streets in Payson Pines

will become the responsibility of the Payson PD. *President Johnson will send out a President's message soon because there is a way for the HOA to maintain control but it requires action by individual homeowners.*

Treasurer's Report: Treasurer, Vern Green presented and reviewed:

- The Q3 budget report. It is anticipated the Reserve will have a \$60 deposit for 2023 based on the projection of expenses at year end.
 - The President added that a more focused effort of funding the reserve is needed as HOA property assets (irrigation systems, pumps in the retention basins, etc) age and the cost of labor and materials outpace the funds currently held in reserve . He also indicated that the HOA may need to start contracting for maintenance and other work based on the availability of volunteers and scope of work needing to be done.
- The 2024 budget was presented and reviewed. The Annual assessment will remain \$120.00 in 2024. Carol T. Smith moved to adopt the 2024 budget, President Johnson seconded, motion carried.

Committee reports

ARB Committee: Chair, Bruce Halvarson reported that he is trying to work with homeowners with ARB issues by phone and text prior to sending violation letters. So far the ARB has received request forms for 25 projects in the community. He reminded everyone that the forms can be found on the Payson Pines HOA website [Payson Pines HOA – forms](http://www.pphoa-website.com/forms.html) (<http://www.pphoa-website.com/forms.html>).

Bruce updated the assembly on the 18 rental properties in the community and President Johns thanked Debbie Heingardner for her research to identify rental properties that are registered (by law) with the county and the town as rental properties.

Property and Firewise committees: Property chair Ben Lindley and Firewise chair, Bob Rick combined their reports. They thanked all the volunteers who made work around the community possible.

- The gate to the power line road on Houston Mesa, across from Home Depot, has been reinforced, with thanks to Rodney Tang for donating the materials and design for the gate. Although people do open (and not close) the gate, the malicious destruction of the gate has been significantly reduced.
- The Common Area and retention basins were mowed and a few leaks in the irrigation system were identified and repaired.
- The 10'x10' shed has been reorganized to better accommodate PP HOA property and files for easier access.
- The three information Kiosks have been log-oiled to preserve them.
- **Upcoming:** We will need volunteers!
 - Repair of a swill, and raking the rock on the Common Area pathways need help from the community. A "Call for Volunteers" will announce the project day/time. Hope to see folks then!!
 - A 10-foot railing on McLane is broken and needs to be replaced.
 - There is some tree netting in the Common Area that also needs to be replaced.
- **Entertainment Committee:** Chair Jackie Draves was unable to attend the meeting, committee member Jeannie Waltemeyer made the report. The Fall Social for Payson Pines HOA 2023 took place Saturday,

September 9th, in the Common Area. We had a great turnout of about 48 people attending, bringing great food and conversation. We met some new residents and look forward to more gatherings.

Thanks goes to our team of volunteers for putting this together- Sally Glenn, Jill Taylor, Jeannie Waltemeyer and Jackie Draves.

- The Entertainment Committee is considering a Holiday gathering, more to come on that.

Welcoming Committee: Chair Mary Schmall was unable to attend and committee member Lynn Larson reported that the Welcome Committee met with seven new homeowners on Christopher Point, two new homeowners on Houston Mesa and two now living on Cold Springs, one new homeowner on Florence and one on Cody Circle. Year-to-date, the committee has seen 13 property transaction closings and has completed 10 meet-and-greets. The committee is on budget for the year with \$211.00 in expenses.

Old Business

None.

New Business – To be discussed and voted on at the next Open Board meeting in January 2025

- Carol T. Smith, (not in her capacity as PP HOA secretary) is responsible for responding to property/HOA disclosure requests (triggered by an escrow of a property for sale), recommended the Board begin charging a \$50 Disclosure Fee to recoup the costs associated with responding to Title company disclosure demands, governed by Arizona Statute. Actual cost for the entire package is approximately (depending on postal increases) \$25 per package and is absorbed by the Welcome Committee budget. Over the past three years, the Welcome Committee has paid for more than 50 legally required packages to prospective owners, representing more than \$1250 in HOA expenses.
- The Transfer Fee, also part of the Title Demand process, maybe raised 20 percent in 2024, per Payson Pines governing documents, from \$206 to \$226 for 2024. The fee goes into the PP HOA capital account which is counted as income for the HOA.
- An amendment will be put forward at the January meeting to change the Payson Pines HOA governing documents to cap the number of rentals in the community. There are currently 18 rentals in the community that the HOA is aware of and the number is growing.
- The Board will ask the assembly for discussion and vote to retain control of the streets (HB2298) within the Payson Pines community.

Members Open Forum

- No community open forum issues were raised.

Next Open Meeting: The secretary announced that the next Open Board Meeting will be January 20, 2024. It will be held at the Masonic Lodge, 200 East Rancho Road, Payson, AZ at 10 AM.

Adjournment:

The President moved to adjourn the October 14, 2023, meeting, Secretary Smith, seconded. The motion passed. The meeting was adjourned at 11:15 AM.

Carol T. Smith

Submitted by: Carol T. Smith, PP HOA Secretary