

Payson Pines Homeowners Association

October 15, 2022

Minutes of the Open Board Meeting

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

Attending: 23

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

Vice president, Robin Bowen led the assembly in an opening Prayer

Member at Large, Ellie Watts leads 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
- Member at Large: Ellie Watts
- ARB Board Member: Bruce Halvarson
- Secretary: Carol Taska Smith

Adopt the agenda. Motion to adopt the October 16, 2022, meeting agenda by Bruce Halvarson, second by Ellie Watts. Motion carried.

Approve Meeting Minutes from the Annual Open Board Meeting July 16, 2022: Motion was made by Carol Smith, seconded by Bruce Halvarson. Motion Carried.

Approve Meeting Minutes from the July 28, 2022, Emergency Board Meeting: Motion was made by Craig Johnson, seconded by Carol t. Smith. Motion Carried.

President's Statement:

President Johnson addressed the assembly with an update on the Flowing Wells development that will border Payson Pines. The R3 zoning permitting multi-Family/apartment/condos will add significant traffic and congestion to the area. He has met with the Town of Payson Planning and Zoning engineer and response to the concerns of both Payson Pines and Payson Ranchos residents was tepid as he had not read any of the Flowing Wells engineering documents submitted to the town.

He updated information regarding drainage issues resulting from the new development and believes existing Payson Pines retention areas will not be stressed by the new development, however, that could change as engineering plans are approved by the town.

The President also commented to a traffic study intended to reduce traffic flow and speed on West Houston Mesa Road in both East and West directions. Work will continue to get the study in place in 2023.

Treasurer's Report: Acting Treasurer, Craig Johnson presented the Q3 budget report. The report had an error and is in revision. It will be reviewed and approved by the board at the next Open Board meeting.

Committee reports

ARB Committee: Chair, Bruce Halvarson reported that as of the date of this meeting, 20 violation letters have been sent, with only two remaining unresolved. Violations were primarily paint/stain and weed overgrowth related. Bruce asked the assembly to help the ARB and advise him when ARB non-compliance is recognized throughout the community by calling or emailing the address and the violation character to him so his committee can review it and respond as appropriate.

- A recommendation by a homeowner suggested the name, address and violation of residents be posted publicly. Secretary Smith will check with the Mulcahy Law Group to be sure the HOA is not violating any privacy policies in doing so.

- Bruce recommended homes with dark house numbers paint them white or replace them with reflective numbers to assist emergency responders.

Property committee: Chair Ben Lindley and his committee, have been extremely busy, completing 16 projects. He thanked all the volunteers who made the work possible.

- NEW IDEA: Ben and the Property committee would like to start an “Adopt-A-Tree” program in the Common Area. It is easy, a homeowner adopts a tree, keeps it trimmed, checks to make sure the irrigation is running properly and the Property Committee will put a small sign thanking the homeowner for their time and identifying the tree. Contact Ben if you are interested, blindleytwo@icloud.com.

Firewise committee: Chair Bob Rick reported that the 2022 Firewise Day will be the first Saturday in May and the local Boy Scout Troop will again be assisting.

- There is a new fire danger “thermometer” placed at the Houston Mesa Road entrance to help residents remain informed of fire season danger and to support our Firewise Community certification.

Entertainment Committee: Chair Jackie Draves reported that the Fall Social had 26 attendees. Payson Fire and Police departments came by. Attendees got to see the new Payson FD engine and both Police and Fire personnel were given food to take back to station personnel. The Entertainment committee provided an appetizer tray and the rest was potluck.

- NEW FOR 2023: The Summer PP HOA Social will take place on the first Saturday in May, aligning with the Firewise Day event. This should help attendance as well as the heat will be less than in June. The two coordinated events, the social and Firewise Day will feed the Firewise volunteers and bring residents together.
- The committee is considering replacing the pre-paid annual dues prize given at the social with gift cards. Jackie is interested in any other ideas. Contact her at jackiedraves04@gmail.com.

Welcoming Committee: Chair Mary Schmall, thanked Lynn Larson and Jewel Hill for the support and volunteering time. As of the October 15, 2022, meeting, there have been eight property transfers/closings, resulting in eight certified mail, pre-closing packages sent and eight Welcoming committee one-on-one meetings with new residents. One home is currently for sale. The total budget spent for this committee in 2022 is \$72.59.

Old Business

None.

New Business

President Johnson presented the proposed 2023 budget. Based in increased costs, including postage, accounting service and prices associated with materials needed for the Property Committee, a 20% increase for the Annual assessment was proposed. This would increase the cost of the 149 properties by \$20, making the annual assessment \$120.00.

The pro-forma budget was discussed by the board and discussion was opened to the assembly.

Approval of the 2023 Budget: Secretary Smith moved the 2023 be adopted, Board Member Ellie Watts seconded, and the motion passed.

Members Open Forum

A suggestion was made to amend the By-Laws and CC&Rs to limit the number of rentals to 20%, or 28 of the existing 149 properties. Currently there are 18 rentals in the community. The rationale behind the suggestion is the increasing trend for rentals in communities that may have a negative effect on the character of the community over time. A member of the board with experience in amending the governing documents felt the time and trouble would not be worth the effort in the long run. There was no consensus among the assembly that this could be a problem, thus the suggestion was dropped.

A comment about solicitors in the community was raised. A member of the assembly stated that persons soliciting political, religious, or other topics are protected by the Constitution. However, persons selling services, products, etc., are prohibited in the community as stated at both Payson Pines entrances
No other community open forum issues were raised.

Next Open Meeting: The secretary announced that the next Open Board Meeting will be January 21, 2023. 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 16, 2023, meeting, Vice President Bowen seconded. The motion passed. The meeting was adjourned at 11:22.

Carol T. Smith

Submitted by: Carol T. Smith, PPHOA Secretary