

# Payson Pines Homeowners Association

## Open Board Meeting Minutes

January 20, 2024

Location: Masonic Lodge, 200 E. Rancho Road, Payson, AZ 85541

Time 10:00 AM

**Homeowner attendance:** 25, representing 12% of Payson Pines residential addresses.

**Call to order:** 10:02 AM — Vice President Robin Bowen

**Opening Prayer:** Robin Bowen, PPHOA Vice President

**Pledge of Allegiance:** Bruce Halvarson, Board member and ARB Chair

### **Payson Pines HOA Board of Directors rollcall:**

President, Craig Johnson – Absent; Vice President, Robin Bowen – Present; Treasurer, Vern Green – present; ARB Chair – Bruce Halvarson – Present; Secretary, Carol Smith – Present. A Payson Pines HOA Board of Directors quorum was present.

**President's statement to the assembly:** President Craig Johnson was absent and there was no President's statement.

**Adopt the agenda** – Vice President Bowen asks for a vote to adopt the agenda for today's meeting. Motion to approve-B. Halvarson, Second, C. Smith; Motion carried.

**Move to adopt the minutes from the October 2023 Open Meeting:** Vice President Bowen asks for a vote to adopt the agenda for today's meeting. Motion to approve-C. Smith, Second, B. Halvarson; Motion carried.

**Treasurer's report:** Vern Green

- The Q4 Budget was presented. There were no questions from the assembly.

### **Committee Reports**

- **ARB** report – Bruce Halvarson reported:
  - He is no longer sending letters to residents who have an ARB issue. The new process is to call homeowners directly and ask the homeowner to remedy the issue. He asked the assembly to contact him if they see any CC&R violations or concerns.
  - All homeowners are enthusiastically asked to use large, white, reflective house numbers to aid first responders in locating your home, especially at night.
  - Insurance rates are increasing, no details were provided.
  - The ARB is looking into amending the CC&Rs to permit fire-resistant siding on homes in the community as well as into fencing materials that are also fire-resistant.
- **Entertainment committee** – Jackie Draves
  - The first Payson Pines social will follow the May 4 Firewise Day. More information will be coming closer to May.

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- **Property Report** – Ben Lindley, presented by Bob Rick:
  - Bob Rick, in coordination with the Payson Ranger District has been notified that a 14-foot steel gate is available to replace the temporary gate that is constantly run down by people who want to explore the powerline road. The road is officially closed to all motor traffic except law enforcement, APS and fire first responders. A “Call for Volunteers” will be sent to help place the gate.
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#### **Old Business:**

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**Adjournment:** Next scheduled Meeting at 10AM: April 20, 2024. Location: Masonic Lodge, 200 E. Rancho Road, Payson, AZ 85541

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**Move to adopt the minutes from the October 2023 Open Meeting:** Vice President Bowen asks for a vote to adopt the agenda for today's meeting. Motion to approve-C. Smith, Second, B. Halvarson; Motion carried.

**Treasurer's report:** Vern Green

- The Q4 Budget was presented. There were no questions from the assembly.

### **Committee Reports**

- **ARB** report – Bruce Halvarson reported:
  - He is no longer sending letters to residents who have an ARB issue. The new process is to call homeowners directly and ask the homeowner to remedy the issue. He asked the assembly to contact him if they see any CC&R violations or concerns.
  - All homeowners are enthusiastically asked to use large, white, reflective house numbers to aid first responders in locating your home, especially at night.
  - Insurance rates are increasing, no details were provided.
  - The ARB is looking into amending the CC&Rs to permit fire-resistant siding on homes in the community as well as into fencing materials that are also fire-resistant.
- **Entertainment committee** – Jackie Draves
  - The first Payson Pines social will follow the May 4 Firewise Day. More information will be coming closer to May.



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  - Bob Rick, in coordination with the Payson Ranger District has been notified that a 14-foot steel gate is available to replace the temporary gate that is constantly run down by people who want to explore the powerline road. The road is officially closed to all motor traffic except law enforcement, APS and fire first responders. A “Call for Volunteers” will be sent to help place the gate.
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  - A part of the fence around the McLane Retention area needs repair.
  
- **Welcoming committee** – Mary Schmall
  - The Welcoming Committee recorded 14 PP residence sales and one is still pending. Twelve “Meet and Greets” were completed with new homeowners.
  - Budget for 2023: \$39.74 was spent on supplies; \$100.17 was spent on new Homeowner binders; \$220.88 was spent on Certified mailings, legally required for new prospective homeowners for a total of \$360.79 in 2023.

#### Old Business:

- **Approved:** Adding a \$50 document disclosure fee, to help recover expenses from legally required documents for prospective owners who place a Payson Pines HOA parcel under a real estate buyers contract. Increase the transfer fee to \$247.00 from \$206 per parcel per CC&R authorization. **Motion to approve: C. Smith; Second – B. Halvarson, motion carried.**

- **HB 2298** Parking Authority law– New law stating that HOA will, effective June 1, 2025, lose the ability to govern parking on streets within the HOA unless a petition with no less than 75% of homeowners is submitted to the Gila County Clerk. **Ben Lindley volunteered to lead the Parking Petition initiative. More information about the legal language and format for the petition will be discussed at the April PP HOA Open Board Meeting.**

**Members Open forum:** Attendees have five minutes to bring up individual issues/comments/concerns:

- Jackie Draves suggested that renters be invited to PP HOA community events.
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**Adjournment:** Next scheduled Meeting at 10AM: April 20, 2024. Location: Masonic Lodge, 200 E. Rancho Road, Payson, AZ 85541

Vice President Bowne asked for a board vote to adjourn at 10:58 AM. **Motion to adjourn: C. Smith; Second – B. Halvarson, motion carried.**

**Submitted by:** Carol T. Smith, Payson Pines HOA Secretary

# Payson Pines Homeowners Association

## Open Board Meeting Minutes

January 20, 2024

Location: Masonic Lodge, 200 E. Rancho Road, Payson, AZ 85541

Time 10:00 AM

**Homeowner attendance:** 25, representing 12% of Payson Pines residential addresses.

**Call to order:** 10:02 AM — Vice President Robin Bowen

**Opening Prayer:** Robin Bowen, PPHOA Vice President

**Pledge of Allegiance:** Bruce Halvarson, Board member and ARB Chair

### **Payson Pines HOA Board of Directors rollcall:**

President, Craig Johnson – Absent; Vice President, Robin Bowen – Present; Treasurer, Vern Green – present; ARB Chair – Bruce Halvarson – Present; Secretary, Carol Smith – Present. A Payson Pines HOA Board of Directors quorum was present.

**President's statement to the assembly:** President Craig Johnson was absent and there was no President's statement.

**Adopt the agenda** – Vice President Bowen asks for a vote to adopt the agenda for today's meeting. Motion to approve-B. Halvarson, Second, C. Smith; Motion carried.

**Move to adopt the minutes from the October 2023 Open Meeting:** Vice President Bowen asks for a vote to adopt the agenda for today's meeting. Motion to approve-C. Smith, Second, B. Halvarson; Motion carried.

**Treasurer's report:** Vern Green

- The Q4 Budget was presented. There were no questions from the assembly.

### **Committee Reports**

- **ARB** report – Bruce Halvarson reported:
  - He is no longer sending letters to residents who have an ARB issue. The new process is to call homeowners directly and ask the homeowner to remedy the issue. He asked the assembly to contact him if they see any CC&R violations or concerns.
  - All homeowners are enthusiastically asked to use large, white, reflective house numbers to aid first responders in locating your home, especially at night.
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  - The ARB is looking into amending the CC&Rs to permit fire-resistant siding on homes in the community as well as into fencing materials that are also fire-resistant.
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  - The first Payson Pines social will follow the May 4 Firewise Day. More information will be coming closer to May.

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  - Bob Rick, in coordination with the Payson Ranger District has been notified that a 14-foot steel gate is available to replace the temporary gate that is constantly run down by people who want to explore the powerline road. The road is officially closed to all motor traffic except law enforcement, APS and fire first responders. A “Call for Volunteers” will be sent to help place the gate.
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- **Welcoming committee** – Mary Schmall
  - The Welcoming Committee recorded 14 PP residence sales and one is still pending. Twelve “Meet and Greets” were completed with new homeowners.
  - Budget for 2023: \$39.74 was spent on supplies; \$100.17 was spent on new Homeowner binders; \$220.88 was spent on Certified mailings, legally required for new prospective homeowners for a total of \$360.79 in 2023.

#### **Old Business:**

- **Approved:** Adding a \$50 document disclosure fee, to help recover expenses from legally required documents for prospective owners who place a Payson Pines HOA parcel under a real estate buyers contract. Increase the transfer fee to \$247.00 from \$206 per parcel per CC&R authorization. **Motion to approve: C. Smith; Second – B. Halvarson, motion carried.**

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**Members Open forum:** Attendees have five minutes to bring up individual issues/comments/concerns:

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**Adjournment:** Next scheduled Meeting at 10AM: April 20, 2024. Location: Masonic Lodge, 200 E. Rancho Road, Payson, AZ 85541

Vice President Bowne asked for a board vote to adjourn at 10:58 AM. **Motion to adjourn: C. Smith; Second – B. Halvarson, motion carried.**

**Submitted by:** Carol T. Smith, Payson Pines HOA Secretary

# Payson Pines Homeowners Association

## Open Board Meeting Minutes

January 20, 2024

Location: Masonic Lodge, 200 E. Rancho Road, Payson, AZ 85541

Time 10:00 AM

**Homeowner attendance:** 25, representing 12% of Payson Pines residential addresses.

**Call to order:** 10:02 AM — Vice President Robin Bowen

**Opening Prayer:** Robin Bowen, PPHOA Vice President

**Pledge of Allegiance:** Bruce Halvarson, Board member and ARB Chair

### **Payson Pines HOA Board of Directors rollcall:**

President, Craig Johnson – Absent; Vice President, Robin Bowen – Present; Treasurer, Vern Green – present; ARB Chair – Bruce Halvarson – Present; Secretary, Carol Smith – Present. A Payson Pines HOA Board of Directors quorum was present.

**President's statement to the assembly:** President Craig Johnson was absent and there was no President's statement.

**Adopt the agenda** – Vice President Bowen asks for a vote to adopt the agenda for today's meeting. Motion to approve-B. Halvarson, Second, C. Smith; Motion carried.

**Move to adopt the minutes from the October 2023 Open Meeting:** Vice President Bowen asks for a vote to adopt the agenda for today's meeting. Motion to approve-C. Smith, Second, B. Halvarson; Motion carried.

**Treasurer's report:** Vern Green

- The Q4 Budget was presented. There were no questions from the assembly.

### **Committee Reports**

- **ARB** report – Bruce Halvarson reported:
  - He is no longer sending letters to residents who have an ARB issue. The new process is to call homeowners directly and ask the homeowner to remedy the issue. He asked the assembly to contact him if they see any CC&R violations or concerns.
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  - Bob Rick, in coordination with the Payson Ranger District has been notified that a 14-foot steel gate is available to replace the temporary gate that is constantly run down by people who want to explore the powerline road. The road is officially closed to all motor traffic except law enforcement, APS and fire first responders. A “Call for Volunteers” will be sent to help place the gate.
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  - The Welcoming Committee recorded 14 PP residence sales and one is still pending. Twelve “Meet and Greets” were completed with new homeowners.
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#### **Old Business:**

- **Approved:** Adding a \$50 document disclosure fee, to help recover expenses from legally required documents for prospective owners who place a Payson Pines HOA parcel under a real estate buyers contract. Increase the transfer fee to \$247.00 from \$206 per parcel per CC&R authorization. **Motion to approve: C. Smith; Second – B. Halvarson, motion carried.**

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**Submitted by:** Carol T. Smith, Payson Pines HOA Secretary



# Payson Pines Homeowners Association

## Open Board Meeting Minutes

January 20, 2024

Location: Masonic Lodge, 200 E. Rancho Road, Payson, AZ 85541

Time 10:00 AM

**Homeowner attendance:** 25, representing 12% of Payson Pines residential addresses.

**Call to order:** 10:02 AM — Vice President Robin Bowen

**Opening Prayer:** Robin Bowen, PPHOA Vice President

**Pledge of Allegiance:** Bruce Halvarson, Board member and ARB Chair

### **Payson Pines HOA Board of Directors rollcall:**

President, Craig Johnson – Absent; Vice President, Robin Bowen – Present; Treasurer, Vern Green – present; ARB Chair – Bruce Halvarson – Present; Secretary, Carol Smith – Present. A Payson Pines HOA Board of Directors quorum was present.

**President's statement to the assembly:** President Craig Johnson was absent and there was no President's statement.

**Adopt the agenda** – Vice President Bowen asks for a vote to adopt the agenda for today's meeting. Motion to approve-B. Halvarson, Second, C. Smith; Motion carried.

**Move to adopt the minutes from the October 2023 Open Meeting:** Vice President Bowen asks for a vote to adopt the agenda for today's meeting. Motion to approve-C. Smith, Second, B. Halvarson; Motion carried.

**Treasurer's report:** Vern Green

- The Q4 Budget was presented. There were no questions from the assembly.

### **Committee Reports**

- **ARB** report – Bruce Halvarson reported:
  - He is no longer sending letters to residents who have an ARB issue. The new process is to call homeowners directly and ask the homeowner to remedy the issue. He asked the assembly to contact him if they see any CC&R violations or concerns.
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#### **Old Business:**

- **Approved:** Adding a \$50 document disclosure fee, to help recover expenses from legally required documents for prospective owners who place a Payson Pines HOA parcel under a real estate buyers contract. Increase the transfer fee to \$247.00 from \$206 per parcel per CC&R authorization. **Motion to approve: C. Smith; Second – B. Halvarson, motion carried.**

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**Submitted by:** Carol T. Smith, Payson Pines HOA Secretary

# Payson Pines Homeowners Association

## Open Board Meeting Minutes

January 20, 2024

Location: Masonic Lodge, 200 E. Rancho Road, Payson, AZ 85541

Time 10:00 AM

**Homeowner attendance:** 25, representing 12% of Payson Pines residential addresses.

**Call to order:** 10:02 AM — Vice President Robin Bowen

**Opening Prayer:** Robin Bowen, PPHOA Vice President

**Pledge of Allegiance:** Bruce Halvarson, Board member and ARB Chair

### **Payson Pines HOA Board of Directors rollcall:**

President, Craig Johnson – Absent; Vice President, Robin Bowen – Present; Treasurer, Vern Green – present; ARB Chair – Bruce Halvarson – Present; Secretary, Carol Smith – Present. A Payson Pines HOA Board of Directors quorum was present.

**President's statement to the assembly:** President Craig Johnson was absent and there was no President's statement.

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**Submitted by:** Carol T. Smith, Payson Pines HOA Secretary

# Payson Pines Homeowners Association

## Open Board Meeting Minutes

January 20, 2024

Location: Masonic Lodge, 200 E. Rancho Road, Payson, AZ 85541

Time 10:00 AM

**Homeowner attendance:** 25, representing 12% of Payson Pines residential addresses.

**Call to order:** 10:02 AM — Vice President Robin Bowen

**Opening Prayer:** Robin Bowen, PPHOA Vice President

**Pledge of Allegiance:** Bruce Halvarson, Board member and ARB Chair

### **Payson Pines HOA Board of Directors rollcall:**

President, Craig Johnson – Absent; Vice President, Robin Bowen – Present; Treasurer, Vern Green – present; ARB Chair – Bruce Halvarson – Present; Secretary, Carol Smith – Present. A Payson Pines HOA Board of Directors quorum was present.

**President's statement to the assembly:** President Craig Johnson was absent and there was no President's statement.

**Adopt the agenda** – Vice President Bowen asks for a vote to adopt the agenda for today's meeting. Motion to approve-B. Halvarson, Second, C. Smith; Motion carried.

**Move to adopt the minutes from the October 2023 Open Meeting:** Vice President Bowen asks for a vote to adopt the agenda for today's meeting. Motion to approve-C. Smith, Second, B. Halvarson; Motion carried.

**Treasurer's report:** Vern Green

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#### Old Business:

- **Approved:** Adding a \$50 document disclosure fee, to help recover expenses from legally required documents for prospective owners who place a Payson Pines HOA parcel under a real estate buyers contract. Increase the transfer fee to \$247.00 from \$206 per parcel per CC&R authorization. **Motion to approve: C. Smith; Second – B. Halvarson, motion carried.**



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**Adjournment:** Next scheduled Meeting at 10AM: April 20, 2024. Location: Masonic Lodge, 200 E. Rancho Road, Payson, AZ 85541

Vice President Bowne asked for a board vote to adjourn at 10:58 AM. **Motion to adjourn: C. Smith; Second – B. Halvarson, motion carried.**

**Submitted by:** Carol T. Smith, Payson Pines HOA Secretary

# Payson Pines Homeowners Association

## Open Board Meeting Minutes

January 20, 2024

Location: Masonic Lodge, 200 E. Rancho Road, Payson, AZ 85541

Time 10:00 AM

**Homeowner attendance:** 25, representing 12% of Payson Pines residential addresses.

**Call to order:** 10:02 AM — Vice President Robin Bowen

**Opening Prayer:** Robin Bowen, PPHOA Vice President

**Pledge of Allegiance:** Bruce Halvarson, Board member and ARB Chair

### **Payson Pines HOA Board of Directors rollcall:**

President, Craig Johnson – Absent; Vice President, Robin Bowen – Present; Treasurer, Vern Green – present; ARB Chair – Bruce Halvarson – Present; Secretary, Carol Smith – Present. A Payson Pines HOA Board of Directors quorum was present.

**President's statement to the assembly:** President Craig Johnson was absent and there was no President's statement.

**Adopt the agenda** – Vice President Bowen asks for a vote to adopt the agenda for today's meeting. Motion to approve-B. Halvarson, Second, C. Smith; Motion carried.

**Move to adopt the minutes from the October 2023 Open Meeting:** Vice President Bowen asks for a vote to adopt the agenda for today's meeting. Motion to approve-C. Smith, Second, B. Halvarson; Motion carried.

**Treasurer's report:** Vern Green

- The Q4 Budget was presented. There were no questions from the assembly.

### **Committee Reports**

- **ARB** report – Bruce Halvarson reported:
  - He is no longer sending letters to residents who have an ARB issue. The new process is to call homeowners directly and ask the homeowner to remedy the issue. He asked the assembly to contact him if they see any CC&R violations or concerns.
  - All homeowners are enthusiastically asked to use large, white, reflective house numbers to aid first responders in locating your home, especially at night.
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#### **Old Business:**

- **Approved:** Adding a \$50 document disclosure fee, to help recover expenses from legally required documents for prospective owners who place a Payson Pines HOA parcel under a real estate buyers contract. Increase the transfer fee to \$247.00 from \$206 per parcel per CC&R authorization. **Motion to approve: C. Smith; Second – B. Halvarson, motion carried.**

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**Submitted by:** Carol T. Smith, Payson Pines HOA Secretary

# Payson Pines Homeowners Association

## Open Board Meeting Minutes

January 20, 2024

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Time 10:00 AM

**Homeowner attendance:** 25, representing 12% of Payson Pines residential addresses.

**Call to order:** 10:02 AM — Vice President Robin Bowen

**Opening Prayer:** Robin Bowen, PPHOA Vice President

**Pledge of Allegiance:** Bruce Halvarson, Board member and ARB Chair

### **Payson Pines HOA Board of Directors rollcall:**

President, Craig Johnson – Absent; Vice President, Robin Bowen – Present; Treasurer, Vern Green – present; ARB Chair – Bruce Halvarson – Present; Secretary, Carol Smith – Present. A Payson Pines HOA Board of Directors quorum was present.

**President's statement to the assembly:** President Craig Johnson was absent and there was no President's statement.

**Adopt the agenda** – Vice President Bowen asks for a vote to adopt the agenda for today's meeting. Motion to approve-B. Halvarson, Second, C. Smith; Motion carried.

**Move to adopt the minutes from the October 2023 Open Meeting:** Vice President Bowen asks for a vote to adopt the agenda for today's meeting. Motion to approve-C. Smith, Second, B. Halvarson; Motion carried.

**Treasurer's report:** Vern Green

- The Q4 Budget was presented. There were no questions from the assembly.

### **Committee Reports**

- **ARB** report – Bruce Halvarson reported:
  - He is no longer sending letters to residents who have an ARB issue. The new process is to call homeowners directly and ask the homeowner to remedy the issue. He asked the assembly to contact him if they see any CC&R violations or concerns.
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**Submitted by:** Carol T. Smith, Payson Pines HOA Secretary

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Time 10:00 AM

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**Opening Prayer:** Robin Bowen, PPHOA Vice President

**Pledge of Allegiance:** Bruce Halvarson, Board member and ARB Chair

### **Payson Pines HOA Board of Directors rollcall:**

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**President's statement to the assembly:** President Craig Johnson was absent and there was no President's statement.

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