

High Country Pines Unit 1 HOA Open Board Meeting  
Saturday, March 14, 2020~10 am~HCP Office  
Agenda

1. Welcome and introduction of Board Members
2. Establish quorum
3. Reports
  - a. President's and Treasurer's report
  - b. Architectural Committee report
  - c. Green-belt report
4. 2020 Annual Picnic discussion
  - a. Form a picnic committee
  - b. Venue?
  - c. Catered?
  - d. Date?
5. Wendover Pines update
6. Future Board meetings discussion
  - a. Move annual meeting from October to Labor Day weekend
  - b. Set meeting dates for the rest of 2020
7. 2020 ballot timeline (2 positions open)
8. Member Questions/Comments (5 minute limit per member)
9. Adjourn

**High Country Pines HOA**  
**P. O. Box 457**  
**Heber, Az 85928**

**Minutes of Open Homeowner's meeting (3-14-2020 @ 10:00 a.m.)**

Board Members attending: Steve Vasey (President and Treasurer), Don Plate (Architectural Committee Chairman), Dana Christensen (Vice President, Green Belt Committee Chair), LaDean Burkhardt (Architectural Committee member and member at large), and Kathy Somes (Secretary).

A sign-up sheet was circulated to document those in attendance, which reflected the following homeowners, in addition to the board: Gary Korosec, Gary Somes, Mary Robles, John Lewis, Barbara Stone, Joyce Plate, Melodee Jones, Ray (?), George Gollick and Linda Powers.

1. Steve acknowledged and welcomed those in attendance and introduced the board.
2. Meeting called to order at 10:00 a.m. by Steve Vasey (President and Treasurer).
3. Steve indicated that we were one homeowner shy of a quorum at the start of the meeting but the open board meeting should continue as people often arrive after the meeting has started.
4. Dana noted that we had a large representation of veterans at the meeting and we thanked them for their service.
5. Steve presented the President and Treasurer's report (a copy of which is attached to these minutes). He advised that there isn't really much going on, except for a few courtesy letters that have been sent out. In each case, the homeowner complied with the HOA's request.
6. Don presented the Architectural Committee's report. He indicated that there had been 1 approval for a dog run, and 2 houses had been sold.
7. Dana presented the Greenbelt report (a copy of which is attached to these minutes).

8. There was some discussion concerning the annual picnic. Steve acknowledged that Gary and Kathy Some have hosted the picnic the last 2 years, and suggested that we form a committee for the picnic and establish a venue, whether or not it should be catered, and what the date should be.
  - A. Venue: Dana suggested the office could be used for the picnic but it was felt that it was too small and that there is only 1 bathroom facility and no kitchen set up. Don suggested that we may use the park. Camp Shadow Pines was also suggested. The cost for these venues was questioned, and a Homeowner suggested that there would probably be a deposit due for the park. A Homeowner indicated that according to previous information, we had the picnic at Shadow Pines and they charged \$5 per person. It was questioned whether or not the picnic should be catered, since the picnic at Shadow Pines was basically hot dog or hamburger, with no sides.
  - B. Dates for the picnic were discussed and it was suggested that we may want to consider June 27 (the weekend before July 4), or the weekend after (July 11).
  - C. Kathy Some will do some preliminary research as to venues, their costs, and their availabilities – specifically the park and Shadow Pines. She requested that it would be much easier to plan and execute the picnic if there was a committee to help.
9. Wendover Pines update – there really isn't anything to report since Steve contacted their representative and has heard nothing back from them. He indicated that their zoning has been approved for the second parcel.
10. Future board meeting dates:
  - A. Steve suggested that we move the October open meeting to Labor Day Saturday in an attempt to obtain better attendance. Gary Some said he thought that was a great idea. LaDean indicated that we should publish this proposal and Steve concurred.
  - B. Steve moved that the fall meeting be held on Labor Day Saturday (as an experimental type scenario) and Kathy Some seconded. LaDean felt that it was good to do this as a test run this year to see how it goes. George Gollick felt that this was a good idea. Steve moved that we do that this fall and the board concurred. Mary indicated that she felt it was a good idea to have the meeting and the picnic at the same time. Gary Some indicated that in the past we have always had the picnic as a "fun time" with no particular business or agenda to tend to.
  - C. Kathy Some indicated that she feels that 2 meetings per year is sufficient.



Homeowners agreed and indicated that they should be 6 months apart.

11. 2020 ballot timelines:

- A. Steve indicated that the ballots have to be out in November and must be back in by December

12. Member questions:

- A. A Homeowner questioned the use of the \$63,000 in our account and are we compliant by having that amount in the account. Steve advised that this is our reserve and he has checked with our attorneys and we are in compliance.
- B. A Homeowner indicated her concerns regarding two hunting dogs running loose and killing deer. Don indicated that he has seen them running toward Phase II.
- C. A Homeowner questioned the office space and whether or not it was necessary due to the cost. She suggested we may want to utilize a storage facility or building an office. Don indicated that permits to construct an office, as well as the costs for septic, electricity would be cost prohibitive. Barbie felt that the office should be open to everyone, and that it could be rented out to homeowners for their use. Discussion was held concerning the confidentiality of the information in the files, and the liability exposure to the HOA was too great. LaDean also pointed out that as an HOA, we are a nonprofit, so renting out the space would not be a good idea. The Homeowner felt that for the \$325 we are paying for the space, it should be used for other purposes. A Homeowner indicated that to keep our non-profit status, the rental of the office space is a good way to spend some of the funds. He also pointing out the usefulness of this location for the board members to be able to access the HOA files. She also questioned the limit that the HOA could hold in their account. Steve indicated he couldn't recall what the limit was, but that he would research that. LaDean indicated that we can and should learn and know the limit so we could make a plan to spend some of the money if we need to.
- D. A Homeowner reminded us that we spent quite a bit of money this last year for the greenbelt, and that project should be done now. Steve pointed out that this was the first time the greenbelt had been done in 5 years. She contended that it shouldn't have to be done more often than every other year, so we should be able to save \$20,000 this year. Dana reminded everyone that the greenbelt consists of 40 acres. Steve indicated that we have spent \$3,000 - \$5,000 in the past for the greenbelt but again reminded us that it hadn't been done in 5 years.

- E. A Homeowner questioned the windmill project. A question was raised regarding their ability to get the heavy equipment back to their site. The Homeowner questioned the traffic situation.
- F. LaDean stated that Wendover Pines has to do an ADOT plan, and Steve concurred. Don indicated that it was his understanding that there is to be no traffic lights installed by ADOT. A Homeowner indicated that there have been 4 fatalities already in the vicinity of the entrance to our subdivision.
- G. A new homeowner questioned where the greenbelt is. Dana showed her a map of the greenbelt.
- H. A Homeowner indicated that there are several other/older websites for our subdivision and questioned if we could have them all erased except the current one. Dana indicated that she believes a previous Board Member may have been the owner/creator of one of them and she will ask him to delete it. She will also question another previous Board Member to remove any he may have created. Steve indicated that he has already asked our webmaster to remove the other ones and that he can't get them deleted.
- I. A Homeowner indicated that she has a question concerning clarification of a camp trailer or RV on her property. Does it have to be parked behind the cabin? There was some discussion and it was felt that according to the CC & R it can't be visible from the road. She feels that she is being penalized because her lot is open in nature vs having substantial foliage to block the camper/RV from the road. Don indicated that she should invite him over and they would try to work something out. The board isn't trying to be difficult, just trying to abide by the CC & R requirements. Another Homeowner agrees with Don that the owner's trailer request should be up for discussion, and that it shouldn't be overly conspicuous. Dana suggested that owner contact the HOA beforehand for these discussions.
- J. A Homeowner asked if it is permissible to have someone with a travel trailer park on a lot for a weekend or maybe for a week, as visitors – again, ask the board first.
- K. A Homeowner indicated that he uses his travel trailer for overflow for his guests.
- L. Discussion was made that a construction trailer is allowable with

electricity, water, and septic, just long enough to build a cabin.

M. A Homeowner brought up the subject of feral cats in the neighborhood that are killing her birds. Dana indicated that the cats could be trapped, neutered, and then released back to their location. Don indicated that we could also just trap the cats. However, this is an issue that needs to be brought to the attention of Animal Control.

13. Adjournment motion at was made by Steve. Don seconded. The meeting was adjourned at 11:26 am.

Minutes approved March 25, 2020.





**GREENBELT REPORT**

**March 14, 2020**

At the end of 2019 two dozen trees in varying sizes have been found dead. The greenbelt will be checked out again this summer for anymore dead trees. Once compiled a recommendation to the board will be given. If needed, bids will be obtained and put to the board for approval.

**Greenbelt Committee**

**Dana Christensen**