

*High Country Pines Unit 1  
Homeowner's Association, Inc*

Mailing Address: P.O. Box 457, Heber, AZ 85928-0457

Email Address: [hcp1hoaboard@gmail.com](mailto:hcp1hoaboard@gmail.com)

Website: [highcountrypines.org](http://highcountrypines.org)

Annual Homeowner's Meeting Agenda  
September 25, 2021  
10:00 am

1. Call meeting to order
2. Establish quorum
3. Welcome to all Members attending, introduction of the Board Members
4. Opening remarks (Steve)
5. Architectural Committee report (Don)
6. Treasurers report (Steve)
7. Upcoming election information
8. Greenbelt discussion
9. Homeowner questions/comments
10. Adjournment

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## Annual Homeowner's Meeting Minutes September 25, 2021

1. Meeting called to order at 10:00 am. Board members present: Steve Vasey, Don Plate, Dave Wiltberger, LaDean Burkhardt. Absent: Kathy Somes, Tim Wolfe
2. Established quorum included board members.
3. Steve Vasey gave the opening greeting, introduced the board members.
4. Talked about the challenges that faced the community this past year to date with the Covid, Wyrick fire and the monsoon coming in, that created flooding issues. Also, the openings for the board was discussed, Don P will be retiring, Kathy and LaDean are rerunning for the Board positions that they presently hold.

The Community was asked to please use the HOA email, to present their concerns, any questions. That way we will be able to address those needs in a timely manner.

Additionally, Steve reported he has walked 1/2 to 2/3s of the green belt and had located only 25 trees that needed to be addressed but felt that the area was looking really healthy.

And we would revisit the green belt issue in the future.

Homeowner questioned what was the non-essential verses essential trees that are in the greenbelt area.

Discussion about the overgrowth of grasses and weeds since the monsoon season, Homeowners are responsible for keeping their property clear and should be using the fire wise program. There was some question about those residents who do not comply. One homeowner, stated that in the past the board had lots cleaned up and then they billed the homeowner, This was after the homeowners were notified by the board to clean their lots. The Declaration of restrictions for our HOA, part 2(general restrictions) paragraph ( P ) covers what the board has the ability to address if this situation occurs. Dave mentioned that we might want to post a list of landscapers and tree services on the HOA website to help our homeowners in keeping their lots looking nice and trimmed up. The Board agreed and LaDean volunteered to come up with a list to be posted.

5. Architectural report per Don P.  
There have been 5 approvals for home improvements, 3 new home builds and 16 properties have been sold and were inspected before closing. Don asked that when a homeowner contacts the HOA via our email, please also include your lot number in addition to your home address.

6. Steve reported that, due to the high number of property sales, the HOA is in good financial health. This includes budgetary expenses, as well as, our reserve fund. The yearly financial statement will be available on our website sometime in January of 2022.

7 & 8 Discussed in #4 above.

9. A Homeowner asked if anything was being done about the Airbnb (short-term rental) issue as it seems to be a problem for some of the residents.

Steve advised we presently have four in our area and that he has been in contact with our lawyer. They advised that the state has not designated these as a business yet. The board has advised the owners that they must ensure that the renters are aware of the CC&R's and must follow those items. The owners are given a flyer with additional regulations. When there are issues with these properties (loud noise, trespassing, speeding, etc.), we ask that homeowners contact the NCSO to file a complaint. (928-524-4266) With this documentation, the HOA can follow-up and possibly fine the homeowner.

A Homeowner, asked a question about a business being operated in the HOA and what could be done about it.

Steve stated that even though business operation is prohibited by the C, C, & R's, as long as no actions are occurring on the property that impact the Community (excessive traffic non-Community people coming in, etc.), there was no real issue.

A Homeowner asked for clarification on the rent paid by the HOA for the office space.

At present Latch, who subleases part of the property from us, pays half of the monthly rent and all utilities. They pay their half to the HOA directly, then we pay the owners of the building. When Latch is able to obtain their federal grant for their operation, we will revisit our leasing agreement. Before we decided to sublease, the Board actively searched for another place to rent which proved unsuccessful.

A question was raised about the use of ATV or UTV in our area, speeding, age of drivers and hours of operations were of concern.

Our last newsletter outlined the ATV and UTV laws and regulations, following what is posted by the NCSO and the Navajo County regulations. Once again, we are encouraging our homeowners to contact NCSO and file a report.

Discussion about unleashed dogs in our community:

We as a community, recognize Ordinance No. 02-06, also called Navajo County Animal Control Ordinance, all dogs must be leashed at all times when they are out and about the community and contained when on the owner's property. Again, the Board encourages our

Homeowners to call NCSO if there is an immediate problem. Also, if there is a dog bite involved, call NCSO and Animal Control will respond immediately.

If there is a recurring problem, Navajo County Animal Control urges the Homeowner to:

1. Call the NCAC to inform them of the problem
2. If the problem does not go away, call again and file a formal complaint

If a complaint is filed, a petition will be given to the complainant and both parties must appear in court.

NCSO and NCAC urge you to talk to your neighbor before filing a complaint

Discussion about the speed limit on the 260:

Homeowners asked if there was anything that could be done to address this situation especially in light of the recent accidents. There have been calls and letters sent to ADOT and NCSO by some other homeowners to no avail. But it was discussed, if more residents called and wrote maybe we could accomplish more.

10. Meeting adjourned at 11:09 am

**High Country Pines Unit 1 HOA  
Financial Statement 1/1/2021 - 9/1/2021**

Balance	Date	Check/Debit	Who	For	Debit Amount	Deposit Amount
<b>Jan. 1, 2021</b>	<b>Posted</b>					
<b>\$6,731.85</b>						
	1/4	Deposit		Dues		\$1,260.00
	1/4	Deposit		Lot 104 x-fer		\$220.00
	1/4	Deposit		Dues		\$1,440.00
	1/4	Deposit		Lot 108 x-fer		\$220.00
	1/4	Deposit		Dues		\$1,230.00
	1/6	Deposit		Dues		\$630.00
	1/6	Deposit		Lot 127 x-fer		\$220.00
	1/8	Debit	Navopache	Office Electric	\$48.07	
	1/11	629	Kittrick Ent	Office Rent	\$325.00	
	1/11	Deposit		Dues		\$540.00
	1/12	630	USPS	PO Box Rent	\$120.00	
	1/19	Deposit		Dues		\$1,020.00
	1/20	631	Mulcahy Law Firm	Legal Fees	\$82.50	
	1/22	Deposit		Dues		\$660.00
	1/22	Deposit		Lot 39 x-fer		\$220.00
	1/22	Deposit		Lot 104 x-fer		\$220.00
	1/25	Debit	Staples	Office Supplies	\$21.61	
	1/28	Deposit		Dues		\$300.00
<b>Feb. 1, 2021</b>						
<b>\$14,314.67</b>						
	2/3	Debit	Walmart	Office Supplies	\$59.51	
	2/4	Deposit		Dues		\$480.00
	2/4	Deposit		Lot 135 x-fer		\$220.00
	2/8	Debit	Navopache	Office Electric	\$48.26	
	2/11	Deposit		Lot 34 x-fer		\$220.00
	2/11	Deposit		Dues		\$120.00
	2/12	632	Kittrick Ent	Office Rent	\$325.00	
	2/16	Debit	USPS	Stamps	\$11.00	\$135.00
	2/25	Deposit		Dues		
	2/25	Deposit		Lot 120 ARC Fee		\$20.00
<b>Mar. 1, 2021</b>						
<b>\$15,065.90</b>						
	3/3	Deposit		Dues		\$345.00
	3/4	635	Don Plate	Office Supp. Reimb.	\$20.48	
	3/4	Debit	Navopache	Office Electric	\$50.37	
	3/8	634	Kittrick Ent.	Office Rent	\$325.00	
	3/15	Deposit		Dues		\$75.00
	3/22	Debit	USPS	Certified Mailings	\$32.00	
	3/25	Deposit		Dues		\$135.00
	3/25	Deposit		Lot 101 ARC Fee		\$20.00
	3/25	Deposit		Lot 22 ARC Fee		\$20.00
	3/29	Debit	Corp Commission	Annual Report Fee	\$10.00	
<b>April 1, 2021</b>						
<b>\$15,223.05</b>						
	4/7	636	Kittrick Ent.	Office Rent	\$325.00	
	4/8	Deposit		Lot 117 x-fer		\$220.00
	4/8	Deposit		Dues		\$75.00
	4/8	Debit	Navopache	Office Electric	\$47.87	
	4/13	638	J & J Accounting	Tax Prep	\$50.00	
	4/14	Deposit		Lot 90 x-fer		\$220.00
	4/14	Deposit		Dues		\$75.00
	4/14	640	State Farm	Greenbelt Ins	\$926.00	
	4/15	639	Mulcahy Law Firm	Legal Opinion	\$55.00	
	4/30	Deposit		Lot 48 x-fer		\$220.00
	4/30	Deposit		Dues		\$75.00



