



High Country Pines Unit 1 Homeowner's Association, Inc



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MINUTES

Board of Directors Meeting

Saturday, November 4, 2023, 10:00 a.m.

A regular meeting of the High County Pines Homeowner's Association Board of Directors was held on November 4, 2023 at the HOA Office at 2918 Highway 260, Suite C, Heber, AZ 85928.

1. Dave Wiltberger called the meeting to order at 10:03 a.m.

Board members present: Dave Wiltberger and Tim Wolfe. Kathy Somees was not able to make the meeting. It was determined that there was a quorum of current Board members present.

Homeowners present included: Tim Wolfe (Lot 93), Steve Vasey (Lot 2), Gary Korosec & Sharon Conrad (Lot 50), Jeff & Ladean Burkhardt (Lot 116), David Wiltberger (Lot 109), and Linda Powers (Lot 94).

2. **Comments from the HOA members:** Time was allotted for HOA members to provide comments.
3. **President's Report** (Dave Wiltberger)
 - a. Dave reported that the ballots were sent out for the 2023 election for new Board members. There are four names to fill six vacant positions.
4. **Vice President's Report** (Tim Wolfe)
 - a. Tim presented a draft calendar for 2024. The Board meeting dates, annual meeting date, and key activities are included.
5. **Secretary Report**
 - a. Minutes from 2023 Annual Meeting (9/23/2023) have been posted on the web. The Board approved the minutes.
 - b. Minutes from August Board Meeting (8/5/2023) have been posted on the web. The Board approved the minutes.
6. **Architectural Committee report** (vacant)
 - a. There have been no new requests submitted. An e-mail was received from Lot 126 stating that their porch extension had been completed.

7. **Treasurers Report** (Steve Vasey)
 - a. Steve provided an update on the status of the 2023 financials. The HOA currently has approximately \$4,800 in the checking account. This should suffice for the remainder of the year. We have approximately \$74k in the reserve account.
 - b. The Board reviewed the draft 2024 Budget that had been handed out at the Annual Meeting. The proposed budget has changed slightly from 2023 because the office will not be leased after May 30th, 2023. The Board approved that 2024 budget and approved an annual fee of \$60 per property.
8. **Greenbelt Maintenance** (Tim)
 - a. A contractor was hired to cut the weeds along the roadway in the greenbelt. He has completed the work and has been paid.
 - b. No Trespassing Signs – Jeff asked the status of posting signs. Hopefully, that can be addressed next year when there are additional board members present.
9. **Local Issues** (Dave)
 - a. **Sale of property next to Circle K** – There is no news on the development of the property next to the Circle K. Tim contacted the County Engineer and he said that there has not been anything submitted yet for review.
 - b. **Telecom service** – Tim asked if homeowners have been able to get a reliable service provider for Internet connections. Frontier is the only land based provider. There is also satellite solutions available.
 - c. **Prescribed burns** – Forest service has been working prescribed burns between Payson and Heber. Last month a prescribed burn by Woods Canyon caused visibility issues for motorist.
 - d. **Water Meters** – Dave reported that the new water service provider has not made the correction on meter rates. He will follow up with the water company.
10. **2024 Annual Meeting** – The Board approved having the 2024 Annual Meeting at the Park. This will be catered. Tim will go ahead and reserve the park and Steve will send in a check for \$100. The proposed date is September 28th.
11. **Next Board Meeting** – The next Board meeting is Saturday, February 3, 2024, 10:00 a.m., The Board decided to have both a virtual and in-person option. If weather is adverse, the Board will send notice a few days in advance that the in-person option may not be viable.

12. **Other items** – There were no other items discussed.
13. **Adjournment** – The meeting was adjourned at 10:50 a.m.