**Pinon Woods III Board of Directors Meeting**

**February 1, 2022, at 10:00 am**

**Meeting Location: Hartman residence, 38 High Point Ct.**

**Attending in person:** Chris Hartman, Robin Hompe, Darcey Philpot and Joan Steninger

**Attending via Zoom:** Scott Hansen, Frank Palumbo and Keith Peterson

**Excused:** Teresa Allen

The meeting was called to order 10:04 am by President, Chris Hartman. Secretary, Darcey Philpot confirmed we had a quorum of board members to hold the meeting.

**Approval of prior board meeting minutes:** Chris Hartman noted the meeting minutes from January 4, 2021, omitted Paul Sullivan’s last name, under the report for the Big Park Regional Coordinating Council. Aside from this addition, there were no other corrections or additions. Robin Hompe made a motion to approve the board meeting minutes as amended and Chris Hartman seconded the motion. The minutes were unanimously approved.

**President’s Report:** See the attached letter. Chris Hartman advised his intent with this letter was to remind people of the short-term rental amendment to our CC&Rs and the reason for it. Since the amendment was adopted in 2019, 14 new owners have purchased a house or lot in PW III.

**Treasurer’s Report:** Keith Peterson reported there have been no changes to our finances since last month’s report.

**Secretary’s Report:** Darcey Philpot reminded everyone that the annual meeting will be held at 4:00 pm on Tuesday, April 12, 2022. We had decided at the November 2021, board meeting that this year’s meeting would be in-person. Given COVID concerns, Darcey asked if people were still comfortable with this decision. After discussion, the board decided that out of an abundance of caution, we would forgo an in-person meeting this year and instead hold the meeting via Zoom.

**Architectural Control Committee:** Scott Hansen reported the following:

A Scottsdale realtor asked via email if modular homes were allowed within our HOA. He was advised that it would be extremely unlikely for the ACC to approve a modular home due to architectural concerns.

The owner of Lot 72, located at 155 Alta Vista Dr., is now working with a builder to design and build a home.

The ACC approved a new swale for Lot 112, 175 Fox Trail Loop.

**Big Park Regional Coordinating Council:** Paul Sullivan submitted the following information from the last meeting of the BPRCC:

**2022 Council Regular Meeting Schedule.**Camille (Cox) reviewed the schedule of standing Council and committee meetings for the year. The monthly Council meeting will continue to be held on the second Thursday of each month, by Zoom, at 9 a.m. until further notice.

**Unfinished Business:** **Meeting Format**:  Camille briefly reviewed excerpts from a survey last year regarding preferences for continuing with virtual, hybrid or going back to in-person meetings of the Council.  She asked whether a task force should be formed to review the issue.  After some discussion, the consensus was to continue meeting via Zoom given the uncertainty of the pandemic.  It was agreed to revisit the subject in June.

**The APS subcommittee** has been active, filing a detailed comment letter on January 4th with the U.S. Forest Service objecting to Arizona Public Service’s proposed new above-ground powerline into the Village. The letter was consistent with the Council’s position and that Donna Michaels, Yavapai County District 3 supervisor, and Keep Sedona Beautiful, also submitted similar letters.

**The Village public library** offers a number of special services that include ‘Tech Tuesdays,’ in which free technology assistance is available, and free notary services on Wednesdays.  In mid-February, volunteers from AARP will be available to help residents with tax preparation advice. Appointments are needed for these services by sending an email to [**village@sedonalibrary.org**](mailto:village@sedonalibrary.org)

**Chris Hartman advised that Christine Sturgeon has volunteered to be our alternate to the BPRCC. Chris had been filling this role, but with stepping up to the president position, he needed to resign. Christine has been active as a representative with another HOA, so she is well versed in what is happening with the council.**

**Website Report:** Frank Palumbo reported there are no changes since his report last month.

**Old Business:**

**Rules Committee:** Robin Hompe reported the Rules Committee will be meeting in-person on February 3, 2022. The committee members are Teresa Allen, Robin Hompe, Kristi Kidwell, Michael O’Hara, Keith Peterson, Joan Steninger and Dennis Wyman. Robin advised that the committee will look at what is not in our CC&Rs. Next, they will look to see if anything in the CC&Rs needs clarification.

Chris Hartman thanked Robin for her efforts on behalf of the HOA. Scott Hansen suggested that any rules be short and as simple and clean as possible.

**Nominating Committee 2022:** Joan Steninger advised a letter to the community was sent out via email January 26, 2022, asking for volunteers to serve on the board.

**Respecting Property Owners Rights:** Darcey Philpot noted that there has been an increase in the number of people trespassing on a lot that is clearly marked with no trespassing signs. She has been in touch with the owner, who reiterated he does not want anyone on his property he has not given permission to. The board kindly asks that you request his wishes and refrain from trespassing. If you have guests visiting with you, please share this information with them. The board believes we have a responsibility to protect the rights of all our owners, whether they have a house or lot.

**New Business:**

**Goodman Law Group:**  Chris Hartman advised in the past the HOA has employed Goodman Law Group for our legal needs. They have recently notified us that effective March 1, 2022, their legal fees are increasing to keep up with inflation. At this time, we do not have any issues that will require us to engage their services and no monies have been allocated for legal fees.

**Open Forum:** Frank Palumbo suggested that we draft a separate email to send to the community about respecting property owners rights. He feels it would reach a wider audience this way. Scott Hansen voiced that the memo should not be specific to any property, rather to all properties in PW III, as some have no trespassing signs posted and others do not. Darcey Philpot will draft something for the board’s review. Once approved it will be sent to our members. Darcey will also send it to the HOA presidents of PW I and PW II, and ask that they share it with their owners, since both HOA’s allow short-term rentals.

**Date and Time of Next Board Meeting:** The next board meeting will be Thursday, April 14, 2022, at 4:00 pm.

**Adjournment:** Robin Hompe made a motion that the meeting be adjourned, and Joan Steninger seconded. The motion was unanimously approved, and the meeting was adjourned at 10:41 am.

Respectfully submitted,

Darcey Philpot

Secretary

PW III HOA

Website: pw3hoa.com