

**High Country Pines Unit 1  
Annual Homeowner's Meeting  
October 20, 2018  
11:00 am  
Meeting Agenda**

1. Call meeting to Order (Brad)
2. Establish quorum (Brad)
3. Make motion to Approval minutes from the October 4, 2018 "Closed Board Meeting"
4. Architectural Committee Report (Brad)
5. Treasurer's Report (Steve)
6. Information about dead tree removal from the green belt (Dana or Steve)
7. Recognition of homeowners that have been of service to our community (Steve)
8. Information about the clean-up of the green belt to reduce fire danger. (Dana or Steve)
9. Information about ADOT's plans for the repaving of Highway 260 in the Spring of 2019 (Steve)
10. Date and time of public meeting to be scheduled in December (Brad)
11. Questions (3 minute limit per question)
12. Adjourn
13. Short Closed meeting to be held after adjournment.

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

**Minutes of Open Homeowner's meeting (10-20-18 @ 11:00 a.m.)**

Board Members attending: Brad Wade, Steve Vasey, and Gary Korosec.

Steve pointed out the various documents for the homeowners, specifically: Agenda, Contact Reference Sheet (including website, and HOA email addresses), Financial Statement (1-1-18/9-30-18), and Architectural Committee Report (10-20-18).

1. Meeting called to order at 11:00 a.m. by Brad Wade (acting President).
2. Brad established the quorum.
3. Brad made a motion was made to approve the minutes of the 10-4-18 Closed Board Meeting, and Steve seconded the motion.
4. Brad presented the architectural Committee report.
  - A. Review of the architectural report. Steve advised that there had been more sales than listed on the report, and that there were approximately 6 sales, and that the HOA fees had been received from the sales.
5. Treasurer's Report.
  - A. Review of the financial report. Steve indicated that the big expenses this year would be the removal of the trees in the green belt that had been damaged by the bark beetle. He also mentioned the expense of repainting of the High Country Pines sign (due to tagging of the sign).
6. Dead Tree Removal/Greenbelt
  - A. Steve mentioned that Dana and Brad tagged 80 trees in June, but later the number had grown to 116. Four bids were solicited: 2 provided no bids, 1 company indicated the job was too big, one bit was for \$27,000, and Rick

Van Deusen came in with the lowest bid at \$18,000. The board met and decided to accept Rick's bid. Rick said he would start the project on 10-22-18 and that it would take approximately a month to complete. It was suggested that if homeowners have damaged trees they may want to have removed, they could contact Rick when he is working on the greenbelt near their residences.

7. Steve recognized some homeowners for their volunteerism:
  - A. John Lewis for his grass cutting and trimming in the subdivision.
  - B. Jeff Burkhart for his grass cutting and trimming in and around his cul-de-sac.
  - C. Rocky for his grass cutting and trimming in and around his cul-de-sac.
  - D. Gary & Kathy Somes for their work on the HOA picnic.
  - E. Alan Tripp for the great work he is doing on the website.
  
8. Greenbelt Cleanup/Reduction of Fire Danger
  - A. Steve indicated that there had been some discussion of clean up of the greenbelt area to remove or reduce the fire danger fuels. It was suggested that we should clear the low juniper and raise the canopy to 8'. There are approximately 4-5 sections that need clean up. The cost to clean up the greenbelt of fire danger fuels would be approximately \$80,000. Because of the cost, it was suggested that we entertain the idea of doing it a section at a time. John Lewis indicated that it was his understanding that the canopy was to be 6', and Brad agreed. This cleanup would consist of bark beetle cleanup, mistletoe, alligator juniper, etc. Since alligator juniper is good for fireplaces, it was suggested that the downed alligator junipers be offered to the homeowners. John Lewis mentioned that we may want to allow the homeowners to go in and pick up their firewood, but only if they sign a "hold harmless" should they get injured. Tim Snyder agreed, that he felt we should hold off on this clean up until next year, and that we should do a section at a time - 1 per year. John mentioned that he didn't mind sending in an additional \$20-25 per year for this clean up. John also mentioned that we could/should mark the trees so that the homeowners could come in and harvest the good firewood. John Lewis volunteered to help with the second clean up.
  
  - B. It was discussed whether or not the USFS would assist on the trees that had bark beetle damage. Brad mentioned that it wasn't good enough to cut and lay the trees, you have to remove them. It was suggested that you verify

this information with USFS and that you get a permit before cutting and/or removing the damaged trees.

9. ADOT Repaving of 260

- A. Steve advised that we have been notified that ADOT will be repaving the 260 from Forest Service Rd. 504 to Bison Ranch in the spring of 2019. They plan to take ½" off of the roadway, repave, and reworking of the curbs. The 260 will be down to 1 lane and this renovation will take approximately 6 months and is being done by government grant.
- B. Tim Snyder questioned the method of the slurry seal. Steve said he had received no plans for this renovation.

10. Date and time of next meeting was discussed.

- A. The nomination forms are due on 11-1-18. There are 3 positions open: Drew has resigned, Brad is not seeking re-election, and there is an additional vacancy on the board. The general consensus was that earlier in the month of December is best. A tentative date of 12-15-18 was selected.
- B. Brad would like to remain on the Architectural Committee, but advised that the President of the Architectural Committee has to be a board member.
- C. Brad mentioned that attendance at the board meetings could be done via Web Ex.

11. Questions

- A. Gary Somes questioned re moving the speed limit sign back to make the intersection near the Circle K safer. There was some discussion regarding this dangerous intersection, and it was suggested that he check with ADOT and/or DPS.
- B. Brad questioned that this may decrease the Jake brake noise coming from the 260.
- C. John Lewis advised that he is in the process of trying to purchase the 5 acres behind the Circle K and that he may open this up to RV and/or boat storage.

- D. Brad questioned the procedure to upload pictures to the website.
  - E. Sherry questioned the status of the Pete Kinney Memorial Park sign. Steve advised that the previous board approved the sign but that the current board had not been provided with any guidelines or expectations from the previous board for the content or structuring of the sign. It was felt that we should compose something that will withstand the weather. George indicated that something on a post would be good. Kathy suggested that we may want to install the sign at the front of the parking spot, so that even if someone was just turning around, they would see the memorial sign. John said that since the previous board hadn't given us their expectations we should be able to decide the contents. Rita suggested something like a street sign. It was learned that there is someone at the Red Barn (possibly named Jim) that would probably make the sign for us. It was also suggested that we have a dedication ceremony for the installation of the sign and make sure we provide Pete's family with sufficient advance notice to enable them to attend the dedication.
12. Adjourn
- A. At 12:00 Brad made a motion that we adjourn the meeting and Shirley seconded the motion.
13. Short closed meeting of the Architectural Committee following adjournment.

**High Country Pines #1 HOA  
Financial Statement Jan. 1, 2018 - Sept. 30, 2018**

<u>Balance</u> <u>Jan. 1, 2018</u> <u>\$17,063.29</u>	<u>Date</u> <u>Posted</u>	<u>Check/Debit</u>	<u>Who</u>	<u>For</u>	<u>Debit</u> <u>Amount</u>	<u>Deposit</u> <u>Amount</u>
	1/8	Deposit		Dues		\$570.00
	1/10	#457	Kittrick Ent.	Office Rent	\$300.00	
	1/11	#458	USPS	PO Box Rental	\$116.00	
	1/16	Deposit		Dues		\$552.00
	1/22	Deposit		Prop xfer lot 126		\$220.00
	1/22	Deposit		Dues		\$600.00
	1/24	Deposit		Dues		\$360.00
	1/31	Deposit		Interest		\$0.48
<b>\$18,949.77</b>	2/2	#459	Kittrick Ent.	Office Rent	\$300.00	
	2/5	Deposit		Late Dues		\$540.00
	2/13	Deposit		Prop xfer lot 32		\$220.00
	2/13	Deposit		Late Dues		\$465.00
	2/21	Deposit		Late Dues		\$1,050.00
	2/28	Deposit		Interest		\$0.45
<b>\$20,925.22</b>	3/1	Deposit		Late Dues		\$395.00
	3/8	#460	Kittrick Ent.	Office Rent	\$300.00	
	3/9	Deposit		Late Dues		\$555.00
	3/16	Deposit		Late Dues		\$75.00
	3/22	Debit	USPS	Cert. Mailing	\$26.80	
	3/22	Deposit		Late Dues		\$90.00
	3/27	Debit	National Bank of Az.	Returned dues check	\$90.00	
	3/27	Debit	National Bank of Az.	Retd. Ck. Fee	\$12.00	
	Gap in check sequence - using new checks					
	3/28	#552	Az. Dept. of Revenue	2018 State Tax	\$50.00	
	3/30	Deposit		Interest		\$0.53
<b>\$21,561.95</b>	4/2	#551	Alan Tripp	Website Admin/Maint	\$90.14	
	4/2	Debit	Navopache	Office Electricy	\$20.48	
	4/4	#554	JNJ Acctng.	2018 Tax Prep	\$50.00	
	4/9	#553	Kittrick Ent.	Office Rent	\$300.00	
	4/16	Deposit		Late Dues		\$90.00
	4/17	Deposit		Late Dues		\$60.00
	4/20	Debit	USPS	Stamps	\$10.00	
	4/24	Debit	AZ Corp. Comm.	Yearly Report Fee	\$10.00	
	4/30	Deposit		Repayment for returned check + fee		\$102.00
	4/30	#555	State Farm	Green Belt Ins.	\$924.00	
	4/30	Debit	Navopache	Office Electricy	\$36.13	
	4/30	Deposit		Interest		\$0.54
<b>\$20,373.74</b>	5/10	#556	Kittrick Ent.	Office Rent	\$300.00	
	5/23	#557	Mulcahy Law Firm	Legal Expenses	\$357.50	
	5/30	#558	Kathy Somes	Office Supp & Postage	\$116.93	
	5/31	Deposit		Interest		\$0.51
<b>\$19,599.82</b>	6/4	Debit	Navopache	Office Electricity	\$36.22	
	6/14	#559	Kittrick Ent.	Office Rent	\$300.00	
	6/15	#560	Color-Pro	Sign Painting	\$487.32	
	6/28	Deposit		Late Dues		\$80.00
	6/28	Deposit		Arch. Review Fee		\$20.00
	6/29	Deposit		Interest		\$0.46
<b>\$18,876.74</b>						

**Money Market Balance                    \$70,727.09**

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**High Country Pines #1 HOA**  
**Financial Statement Jan. 1, 2018 - Sept. 30, 2018**

<u>Balance</u> <u>1-Jul-18</u> <b>\$18,876.74</b>	<u>Date</u> <u>Posted</u>	<u>Check/Debit</u>	<u>Who</u>	<u>For</u>	<u>Debit</u> <u>Amount</u>	<u>Deposit</u> <u>Amount</u>
	7/2	Debit	Navopache	Office Electricity	\$36.11	
	7/12	#561	Kittrick Ent.	Office Rent	\$300.00	
	7/24	Deposit		Arch. Rev. lot 76		\$20.00
	7/24	Deposit		Prop xfer lot 39		\$220.00
	7/24	Deposit		Prop xfer lot 84		\$220.00
	7/24	Deposit		Dues lot 84		\$60.00
	7/25	#562	Mulcahy Law Firm	Legal Expenses	\$55.00	
	7/31	Deposit		Prop xfer lot 6		\$220.00
	7/31	Debit	Navopache	Office Electricity	\$36.01	
	7/31	Deposit		Interest		\$0.49
<b>\$19,190.11</b>	8/9	#563	Kittrick Ent.	Office Rent	\$300.00	
	8/15	Debit	Staples	Picnic Supp./Badges	\$10.80	
	8/15	Debit	Costco	Picnic Supp.	\$57.94	
	8/17	Debit	Cisco	WebEx Fee	\$241.91	
	8/20	#564	Kathy Somes	Postage	\$50.00	
	8/28	Deposit		Arch. Rev		\$20.00
	8/28	Debit	Costco	Picnic Supp./Food	\$127.05	
	8/28	Debit	Fry's	Picnic Supp./Drinks	\$19.96	
	8/29	Debit	Dollar General	Picnic Supp./Ice	\$8.60	
	8/31	Debit	Circle K	Picnic Supp./Ice	\$7.96	
<b>\$18,385.89</b>	9/4	Debit	Navopache	Office Electricity	\$36.11	
	9/4	Debit	Ace Hardware	Picnic Supp./Propane	\$13.73	
	9/4	#565	Kittrick Ent.	Office Rent	\$300.00	
	9/5	#566	Banana Jon	Picnic Porta-potty	\$63.66	
	9/19	Deposit	Arch. Rev. Lot 72			\$20.00
<b>\$17,992.39</b>						

GREENBELT REPORT for 2018 by Dana Christensen

After walking High Country Pine's forty acres of greenbelt and recording dead, dying and downed trees, Dana discovered 116 trees needed removal. She then contacted four tree removal companies to walk and assess the greenbelt with her. One company declined to bid due to being overbooked. Two companies assessed the greenbelt with Dana. One of these companies called in a "no" bid. The other company turned in a bid of \$27,000. The fourth company's bid was \$18,000. Dana then marked, with help from friends, the 116 dead, dying or downed trees in High Country Pine's greenbelt.

All companies were licensed, bonded and insured. All companies were given, up front, the Scope of Work document created by Brad Wade. The companies who turned in a bid agreed to adhere to the tree removal document. The HOA board met for discussion. Since all companies fulfilled the HOA board's requirements, the contract was awarded to the lowest bid. Rick's High Country Tree Service will begin tree removal this month October 2018.

A second Scope of Work Project, Cleaning and Thinning, will begin in 2019. This project is monumental and costly. The forty acres may have to be sectioned off and be completed over time as our priority will be to remove dead, dying and downed trees.

If you have dead, dying or downed trees on your property and your property borders the greenbelt, you may want to contact Rick's High Country Tree Service. They may be willing to help you. If everyone would please look over your lot and remove dead, dying or downed trees as soon as possible, High Country Pines #1 might be able to slow down the bark beetle damage. Thank you.

Sincerely,  
Dana Christensen  
HCP HOA Board member



## Architectural Committee Report 10/20/18

### **Members :**

- Myself as President
- Don Plate.
- Gary Korosec,
- John Lewis

### **Approved in 2018:**

- (4) Garage Additions
- (2) Sheds
- (2) Fences
- (1) Siding Windows and paint color
- (1) Paint color change
- (1) Roof replacement

### **Currently in review**

- Garage Addition

### **Disclosure Letters for Sale**

- (3) Lots
- (1) Home