



High Country Pines Unit 1 Homeowner's Association, Inc



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### **MINUTES FOR VIRTUAL MEETING ON 8-3-24**

The HOA board was previously provided with an Agenda prepared by Tim, a copy of which is attached. The board was also previously provided with a Financial Statement by Steve Vasey, a copy of which is attached.

Those in attendance were: Jeff Beaudoin, Tim Wolfe, George Gollick, Steve Vasey, Dave Wiltberger, Kathy Somes, Josh Dyer, and David Douglas.

1. The meeting was called to order by Dave Wiltberger at 10:00 a.m.
2. Comments from HOA homeowners.
3. President's report by Dave Wiltberger: As far as the lease of the office space, our lease was over the end of May. We did have some difficulty regarding the final payment from the sublessor, but that was finally received. We are completely out of the office now and online with most of the files. Everything has been removed and the office is completely cleaned out. Our future meetings will be held somewhere in Heber, to be determined.
4. Vice President's report by Tim Wolfe: As far as the Corporate Transparency Act (CTA) filing, he has been tracking this and this was intended for the federal government to register small businesses with less than 20 employees much like the Arizona Corporation Commission already does. This seems like duplication but we have to register by

December 31, 2024 or face severe penalties. Tim contacted our legal counsel on this and at this point HOA's are required to do this. All of our board members have to be included in this. It takes about 5 minutes to do online but you have to provide a photo from a recognized ID, like a driver's license. All 5 members of the board must do this for us to be registered. Tim said that if we just send him a picture of our driver's license, he will take care of that for us.

5. Secretary report from Kathy Somes: She advised that the minutes for the 5-4-24 meeting were sent to Alan Tripp and were posted on the website. She also advised that the fall newsletter will be sent out mid September.

6. Architectural Committee report from David Douglas:

Many thanks to Steve Vasey for his help. He's been invaluable. New matters to discuss are property inspection that has been done by Steve concerning the weed and dead tree situation. Appropriate letters were sent out to the homeowners that we deemed are in violation, with follow up to be done in mid September for those still not in compliance.

A. Architectural Committee Review: Tim advised that we have two new buildings going on. One of them has construction that has been going on for about a year or more. It was suggested that we do a final walk through and have the trailer on that lot moved and/or hidden. In addition, there is another lot with a new build on it and it appears that the second story is going up on that one. Mention was made of a lot with a trailer on it, as well as a lot that needs to have the house painted.

7. Treasurers Report by Steve Vasey: Steve reviewed the financial report (a copy of which is attached to these minutes). There were no transactions in June. In July we finally got the final sublease payment for \$510. The current balance as referenced on the report is \$9,207.21 plus the \$510 received for the sublease payment. Total of \$11,000 on bottom. We have \$74,000 plus in the reserve, so Steve advised that we are in really good shape. The board discussed that there are still some outstanding HOA fees for 2024 and one for 2023.

8. Greenbelt Maintenance report by Josh Dyer: The greenbelt work concerning downed trees is being performed by Norcy Techers. They are on track to remove 2 dead trees. Josh will get pictures of the work done and the bill and forward it to the board.

9. Local Issues reported by David Wiltberger: There has been no news concerning the property for sale next to Circle K. With regard to the ADOT widening, Tim was asked if he knew anything on that. He said his only knowledge is that they continue to have 1 lane closures on the weekdays, which means that we are stuck in 1 lane closures going on until 2025 when they finish. With regard to the fire danger status Wiltberger inquired about the fire that popped up between our location and Show Low. Steve said he hadn't heard anything about that one. The Pius fire is done, Chevelon is done, and the biggest problem now is the Sandstone fire, which closed Hwy 87 for a while. It burned 27,000 acres and it is now 70% contained. A homeowner mentioned that he lives on Carefree Rd. near the intersection with Highland and there is a tree that went down that was 2' in diameter. Tim advised that he had loaded an app on his phone called Watch Duty. This is a free app for smart phones and provides notifications and updates on fire status. Wiltberger asked that Tim send that link to us for the HOA members, or put it on our web page so everyone is aware. Wiltberger mentioned that we also need to get the nonemergency police number put on our website. Steve will send the nonemergency police number to Wiltberger. Wiltberger said he recently had need of it, and asked that Steve text it to him or set it up on our webpage.

10. 2024 Annual Meeting – This meeting is proposed to be at the park, with a picnic provided with catered food, etc. We will encourage homeowners to bring their families and hopefully this will be a fun event. Tim was asked if he had any new information on this and he said he would work with Kathy to get the date secured with the park. Kathy has contacted the park personnel and is in the process of getting a request form emailed to her. The cost is \$100 for the reservation but if there is no damage done to the park, the county will shred our check. Kathy suggested that David Douglas is a

one man architectural committee and needs some help. Wiltberger suggested that the board send out a solicitation letter to get David some help. Tim will initiate that letter for David.

11. Next board meeting will be Saturday, November 2, 2024, 10:00 a.m. We are trying to have 2 in person meetings and 2 remote/zoom meetings per year. The second and third quarter meetings should be in person and the first and fourth being virtual.

12. Other items: Tim mentioned that in the process of selling their home, the new buyer is having trouble of finding homeowner's ins. Tim will reply to the homeowner with the information.

13. Adjournment: at 11:08 a.m.

Respectfully submitted,

Kathy Somes  
High Country Pines Phase I HOA Secretary