

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

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2019 Annual Meeting Agenda

Oct. 5<sup>th</sup>, 2019 @10am

HOA Office

2918 Hwy 260, Suite C

Heber, AZ 85928

1. Welcome and introduction of Board Members
2. Establish quorum
3. President's Report (Steve)
4. Architectural Committee Report (Don)
5. Treasurer's Report (Steve)
6. Green Belt Committee Report (Dana)
7. Discussion of green belt tree situation
8. Questions/comments from the members (limit 5 minutes)
9. Adjourn

High Country Pines Unit 1 HOA  
2019 Annual Meeting Minutes

The 2019 High Country Pines Unit 1 HOA held their annual meeting on October 5, 2019 at the HOA office. The meeting was called to order at 10:04 am.

1. HOA President/Treasurer Steve Vasey welcomed the five homeowners in attendance at the meeting and introduced the Board Members: LaDean Burkhardt, member of the Architectural Committee; Dana Christensen, Green Belt Committee Chair; Don Plate, Architectural Committee chair. Secretary Kathy Somes was not in attendance.
2. A quorum of homeowners was not established, but all were in favor of continuing the meeting.
3. Steve reported that our 2019 picnic was a huge success and that we might want to look for another venue for next year as the Somes' have hosted it for two years in a row. Also, it was suggested that we look for a committee of homeowners to plan and put together the picnic.

The HOA has sent out 15 courtesy letters so far this year dealing with various violation issues and has, thus far, received 100% compliance from our members.

Two issues continue to be a problem in our Community:

- a. Residents who fail to pick-up after their pets while walking them. There are State and County ordinances that deal with this issue. Enforcement is the problem.
  - b. Speeding, especially on High Country Drive and Mainline. We will contact the County to request that 25mph signs be put up on both streets.
4. Architectural Committee Report (Don) – see the included report
  5. Treasurer's Report (Steve) – see the included report. Also, the 2019 full report and 2020 budget will be mailed out after the first of the year. We also are going to authorize an audit of the last two years of the HOA's finances. When that is complete, it will be posted on our website.
  6. Green Belt Report - see the included report
  7. Dana reported that 26 trees have been identified as dead or diseased in the green belt. A discussion was held whether, or not, to have these trees removed now or wait until Spring to see what kind of moisture we get this Winter. Dana made a motion to table this issue until Spring... Don seconded... motion passed.
  8. Homeowner questions/comments:

a. A question was raised about a dead tree on a particular property. We will check this out.

9. The meeting was adjourned at 10:36 am.

## Architectural Committee Report 10/5/19

### **Members:**

Don Plate (Chairman)

LaDean Burkhardt (Board Member)

Brad Wade

John Lewis

Gary Somes

### **Approved in 2019**

(2) Sheds

(1) Fence

(1) New home

(1) New deck

(1) Roof replacement

(1) Paint color change

(2) Garage additions completed from 2018 approval

### **Property Sales**

(4) Lots

(6) Homes

**High Country Pines #1 HOA  
Financial Statement 1/1/2019-10/1/2019**

<b>Balance</b>	<b>Date</b>	<b>Check/Debit</b>	<b>Who</b>	<b>For</b>	<b>Debit Amount</b>	<b>Deposit Amount</b>
<b>Jan. 1, 2019</b>	<b>Posted</b>					
<b>\$5,953.12</b>						
	1/2	Debit	Navopache	Office Electric	\$35.78	
	1/3	Deposit		2019 Dues		\$3,870.00
	1/3	Deposit		Lot 54 x-fer		\$220.00
	1/9	#577	Kittrick Ent.	Jan. Office Rent	\$300.00	
	1/10	Deposit		2019 Dues		\$1,170.00
	1/11	#576	Alan Tripp	Website Domain	\$20.17	
	1/14	#578	USPS	PO Box Rent	\$116.00	
	1/17	Deposit		2019 Dues		\$480.00
	1/23	Debit	USPS	Stamps	\$100.00	
	1/24	Deposit		2019 Dues		\$540.00
	1/25	Debit	Costco		\$248.75	
	1/30	#579	Kathy Somes	Office Supp. Reimb.	\$36.03	
<b>Feb. 1 2019</b>						
<b>\$11,376.39</b>						
	1/31	Deposit		2019 Dues		\$240.00
	2/1	Debit	Navopache	Office Electric	\$35.87	
	2/7	Debit	Staples	Copies	\$251.55	
	2/8	Deposit		2019 Dues		\$420.00
	2/8	Deposit		Lot 33 x-fer		\$220.00
	2/8	#580	Kittrick Ent.	Office Rent	\$300.00	
	2/15	#582	Don Plate	Office Supp. Reimb.	\$18.34	
	2/15	Deposit		2019 Dues		\$540.00
	2/20	#581	Mulcahy Law Firm	Legal Advice	\$192.50	
	2/25	Deposit		2019 Dues		\$240.00
	2/26	#583	John Erwin	Raffle Prize	\$60.00	
<b>March 1, 2019</b>						
<b>\$12,178.13</b>						
	3/5	Debit	Walmart	Office Supplies	\$73.35	
	3/7	Deposit		Late 2019 Dues		\$150.00
	3/7	Deposit		Lot 69 x-fer		\$220.00
	3/7	Deposit		Lot 33 Arch. Rev. Fee		\$20.00
	3/8	Debit	Navopache	Office Electric	\$35.87	
	3/11	#584	Kittrick Ent.	Office Rent	\$300.00	
	3/14	Deposit		Lot 86 x-fer		\$220.00
	3/14	Deposit		Lot 87 x-fer		\$220.00
	3/29	#586	JNJ Accounting	Tax Prep	\$50.00	
<b>April 1, 2019</b>						
<b>\$12,548.91</b>						
	4/1	Debit	Navopache	Office Electric	\$37.14	
	4/8	#587	Kittrick Ent.	Office Rent	\$300.00	
	4/9	Deposit		Dues		\$135.00
	4/16	Debit	State Farm	Comm. Area Ins.	\$924.00	
	4/16	#589	Coghlin	Dues Overpmt Ref.	\$30.00	
	4/18	Deposit		Dues		\$285.00
	4/23	Deposit		???		\$330.00
	4/24	#588	Mulcahy Law Firm	Legal Advice	\$137.50	
<b>May 1, 2019</b>						
<b>\$11,870.27</b>						
	5/6	#591	Kittrick Ent.	Office Rent	\$325.00	
	5/7	Debit	Navopache	Office Electric	\$36.21	
	5/15	Debit	AZ Corp. Comm.	Annual Report Fee	\$10.00	
	5/28	#592	Gary Somes	Office Chairs	\$75.00	
	5/30	xfer from Res.	Checking Acct	Tree Removal		\$3,000.00
	5/31	#594	R. Van Deusen	Tree Removal Bal.	\$9,000.00	
	5/31	Debit	Costco	Annual Picnic Supp.	\$136.41	
<b>June 1, 2019</b>						
<b>\$5,287.65</b>						
	6/4	Debit	Navopache	Office Electric	\$44.60	
	6/5	# 585	Az. Dept. of Revenue	State Taxes	\$50.00	
	6/10	Deposit		Lot 73 x-fer		\$220.00
	6/10	Deposit		Lot 138 Arch. Rev. Fee		\$20.00
	6/10	#583	Kittrick Ent.	Office Rent	\$325.00	
	6/18	Deposit		Lots 88 & 89 x-fers		\$440.00
	6/18	Deposit		Lot 38 Arch. Rev. Fee		\$20.00



## 2019 Greenbelt Committee Report

HCP HOA maintains 40 acres of forest land known as "the Greenbelt".

The 2018 greenbelt contract to remove 116 dead trees was completed earlier this year at a cost of \$21,000.

In September 2019 an greenbelt assessment was made. Twenty-six dead trees were located and marked. The Greenbelt committee will complete another assessment in the spring of 2020. At that time, if the committee and the Board deem it necessary, action will be taken to obtain a minimum of three bids for another contract removal in 2020.

The Greenbelt Committee is working to schedule a representative from FIREWISE USA. This organization encourages residents to reduce wildfire risks. The committee thanks residents for maintaining their properties and taking a vested interest in our drought-ridden area. We all can do more.

The committee is pursuing Wildland Fire and Hazardous Fuels Grants through FIREWISE for the greenbelt area. The HOA pays up front with either 25 or 50 per cent of the cost being reimbursed. The process entails assessment by 3 contractors on the WFHF list and the HOA's approval.