High Country Pines Unit 1 Homeowner's Association, Inc
Mailing Address: P.O. Box 457, Heber, AZ 85928-0457
Email Address: hcp1hoaboard@gmail.com Website: http://www.highcountrypines.org

Minutes

Board of Directors Meeting

Saturday, October 17, 2026, 1:00 p.m.
Held at
Heber-Overgaard Fire District Training Room
2061 Lumber Valley Rd. Overgaard, AZ 85933

1. Dave Wiltberger called the meeting to order at 1:08 p.m.

Board members present: Dave Wiltberger, Allen Wiechmann,Jodi Akers, Joshua Dyer, and LaDean Burkhardt, with Teresa Wiechmann and David Douglas attending via video conference. A quorum was established.

Homeowners Present: In addition to the Board Members, the following homeowners participated in the meeting: Jeff Burkhardt, Mary Robles, George & Iona Gollick, John Lewis, Billy & Lisa Morris, Gary Korosec & Sharon Conrad, Leonard Reeves, Melodee Jones, Dana Christensen, Rick Van Deusen.

2. **Secretary's Report**
a. Review and approve the meeting minutes. Dave Wiltberger made the motion to approve the minutes, Jodi Akers seconded the motion, and the motion carried.
b. The spring newsletter will announce the election results.

3. **President's Report** (Dave Wiltberger)
a. Board Member Elections - All seven (7) board positions are up for election. The current board members' terms have expired. If any community member has an interest in serving as a board member, please send an email to the Board of Directors at hcp1hoaboard@gmail.com
b. Ballots will be mailed out in November with the yearly dues notice.

4. **Vice President's Report** (Allen Wiechmann)
a. Fifty (50) initial courtesy notices have been issued since June 2026 to address violations for dead trees, exposed propane tanks, and construction trailers. Twenty (20) second follow-up courtesy notices have been issued. Five (5) third follow-up courtesy letters have been issued. Twenty-seven (27) homeowners responded and complied with the courtesy notice request. Ten (10) homeowners responded to the courtesy notices, provided a plan, but have yet to complete the request.

5. **Treasurer Report** (Jodi Akers)
a. Copies of the 01/01/2026 to 09/30/2026 financial statement were available for those present at the meeting. The checking account balance is $13,780.34, and the reserve balance is $74,717.49.
b. The proposed 2027 budget was presented, and members were asked to provide input for adjustments to the budget.
c. Estimate for the 2026 greenbelt maintenance is approximately $15,000.00 Estimate for the 2027 greenbelt maintenance is approximately $10,000.00. Draws from the reserve may be required to balance the budget.

6. **Greenbelt Maintenance Report** (Josh Dyer)
a. Rick Van Deusen is about halfway through the process of clearing all of the dead trees near the perimeter of the HOA boundary and the homeowners to mitigate any risks to the homeowners. After that, he will be clearing dead and unsightly trees throughout the greenbelt. He is committed to 200 trees and is approximately 150 into that estimate.
b. Peter Kenney Memorial Park fall maintenance completed

7. **Architectural Committee Report** (David Douglas)
a. Of concern, homeowner projects are being initiated without prior approval of the Architectural Committee. Before any changes and/or improvements are made, a completed Request for Architectural Committee Review must be submitted. The form is available on the HCP I website http://www.highcountrypines.org .
b. Committee volunteers needed. If interested, please email the Board of Directors at hcp1hoaboard@gmail.com.

8. **Old Business**
a. The purchase of solar powered indicators is tabled to the next board meeting.

9. **New Business**
a. Circle K construction: No specific updates available.
b. Several community members have voluntarily provided a Third Party Emergency Contact phone number to the HOA Board of Directors for emergency use only. An alternate means of emergency entry by first responders using the Knox Box was presented. More information is available through the Fire Marshal at the Heber-Overgaard Fire Department.

10. **Next Board Meeting** - Election ballot count meeting in January 2027–time TBD

11. Time was allotted for HOA members to provide comments/concerns

Thanks and gratitude was expressed to Steve Vasey for all he has done for the community, and he was presented with a plaque for the HOA's appreciation.

12. **Adjournment** – The meeting adjourned at 2:31 p.m.