



High Country Pines Unit 1 Homeowner's Association, Inc



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Minutes

Board of Directors Meeting

Saturday, July 25, 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 1:04 p.m.

Board members present: Dave Wiltberger, Allen Wiechmann, Teresa Wiechmann, David Douglas, and LaDean Burkhardt, with Joshua Dyer and Jodi Akers 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, George Gollick, John & Brenda Herman, James Bowers, Joyce Plate, Mary Robles, Chuck & Judy Ramsay, Ray & Patsy Arnold, Sherry & Gary Kerosec, Leonard Reeves

2. **President's Report** (Dave Wiltberger)

- a. Dave expressed his thanks and gratitude to Steve Vacey for all he has done for the HOA and our community.
- b. Cactus State Water Company issued a Boil notice on 07/24/2026, however, CSWR did NOT send email and/or text notices to all of the customers of CSWR. (Note: the Boil Notice was lifted on 07/26/26)
- c. Board Member Elections - 2 upcoming vacancies; ballots will be mailed out in November with the yearly dues notices

4. **Vice President's Report** (Allen Wiechmann)

- a. Courtesy notices have been issued to address violations for dead trees, exposed propane tanks, and construction trailers
- b. Discussion was held to address restrictions placed on recipients of dead tree violations when the local brush pit is closed for an extended period of time. A motion was made by Allen Wiechmann to allow homeowners a 2 week grace period for tree removal upon reopening of the local brush pit. The motion was seconded by Dave Wiltburger. Motion approved by all board members. LaDean Burkhardt suggested that information about other brush pits in the area be made available to the community.

5. Treasurer Report (Jodi Akers)

- a. Jodi reviewed the financial report which will be posted on the website.

6. Greenbelt Maintenance Report (Josh Dyer)

- a. Greenbelt roadway summer weed clearing completed
- b. Greenbelt dead tree removal contracted and is an ongoing project
- c. Peter Kenney Memorial Park summer maintenance completed

7. Architectural Committee Report (David Douglas)

- a. Continuing requests for home improvements and sales reflect that our community is in good standing
- b. Committee volunteers needed. If interested, please email the Board of Directors

8. New Business

- a. Circle K construction: LaDean Burkhardt spoke with the onsite project manager. Current exits/entrances will be widened, no sound barrier is in the current plans of construction, and the diesel tanks will be located close to the back of the property.
- b. Discussion was led by LaDean Burkhardt for members of the community to voluntarily provide an Emergency Contact number to the HOA Board of Directors for emergency use only - follow up in Newsletter

9. Next Board Meeting - 2026 Annual Meeting – October 17 time TBD

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

- a. Entrance and Exit to the community is more difficult/dangerous during Circle K construction due to no lighting and tree growth obstruction. Suggestions were made to install solar lights to display the HCP sign at corner of Mainline Rd and Highway 260 and to ask the real estate business on the same corner to cut back the tree growth obstruction.
- b. Motorists of all vehicle types speed throughout the community - specifically down Mainline Rd. Installation of Solar powered "This is your speed" signs suggested. Additional research needed
- c. Trespassing on private property is occurring.
- d. If dead or downed trees are found in the greenbelt, Joshua Dyer requested that residents take pictures and submit location information via email to the HCP I Board of Directors.

11. Adjournment – The meeting adjourned at 2:04 p.m.