

MINUTES

Alpine Heights Homeowners Association
Annual Membership Meeting
October 7, 2023
Payson Public Library
328 N McLane Road, Payson, AZ

Board Members present: Cathy Hines (President), Kim Nichols (Vice President), Marta Donovan (Secretary), Lance Marble, Bill Phillips, Richard Simpson, and Peter Wagner.

I. Call to Order

The meeting was called to order by the AHHOA President, Cathy Hines, at 9am.

There were 37 Alpine Heights Lot owners present at the meeting.

II. Pledge of Allegiance

The Pledge of Allegiance was led by Cathy Hines.

III. Approval of Minutes

The minutes of last year's Annual Meeting, October 8, 2022 and the Members' Meeting, March 9, 2023 were presented by Marta Donovan (Secretary). Lance made a motion to accept these minutes as drafted, and Kim Nichols seconded. All board members approved. Members were informed these minutes will be posted on the Alpine Heights HOA website for future reference.

IV. Reports of Officers and Committees

Treasurer's Report:

Cindy Junkert presented the report for Oct. 1, 2022 through September 30, 2023 (Attachment One), which was distributed to members at the meeting. Cathy Heins reported we have \$32,000 on deposit, similar to previous years.

Cathy mentioned printing, copying and post office expenses can be reduced by homeowners providing current email addresses to receive HOA materials electronically.

Architectural Review Committee Report:

Greg Dix, Architectural Review Committee (ARC) Chair, presented the ARC annual report (Attachment 2). He summarized the 23 approved applications, ranging from re-roofing to pavers/curbing. He noted one new build on Alpine Heights. He added, a property on Arrowhead Drive is in the planning stages with the Town of Payson for their new build.

Member question: Why did he have to complete an Architectural Review form for painting his home the same color, because it was just maintenance?

Board Member response: If an Architectural Review form is submitted to the HOA, it covers the homeowner from any future concerns.

Firewise Coordinator's Report:

Peter Wagner, Firewise Coordinator, provided members with handouts from the Town of Payson, specifically a Wildland Fire Hazard Check Sheet for homeowners and a comprehensive list of Wildfire and Firewise Information resources (Attachment 3). He reported progress has been made in the past 8 years to Firewise our Alpine Heights community.

Member question: Does the Town of Payson provide money towards assisting residents with Firewising?

Firewise Coordinator's response: The Town of Payson had Firewise grant money, which has been expended. He explained the State of Arizona will reimburse homeowners 50 percent of the cost for removing Ponderosa trees infested with bark beetle. However, the homeowner must pay 100 percent up front for the tree removal (Attachment 4).

V. Old Business

Hillcrest Lot 147:

A brief history and update of Lot 147 was presented. Our HOA attorney Stephanie Wilson, within the past few weeks, has made steps towards litigation with the Town of Payson to uphold Lot 147 within our HOA. The plan is for our attorney to file a notice of claim and proceed with litigation. Stephanie Wilson is also working with the developer (Tayco's

attorney) who has recently offered to pay Lot 147 dues to the HOA. This shows Tayco's acknowledgement Lot 147 is part of our HOA. The Tayco attorney, however, denied the orange fence is in violation with our HOA Deeds of Restrictions, claiming the fence is at the back of the property of Lot 147.

Member question: Member stated he does not care about the development, but he cares about the traffic and having an emergency access gate down the other side of Hillcrest Drive for residents in our community. Why don't we stop wasting legal fees and reach an agreement with the Town of Payson, as they will probably seek eminent domain for this Lot?

Board member response: Alpine Heights HOA Declaration of Restrictions clearly states all restrictions run with the land. This means only a single-family home can be built on a lot within our HOA. The Town of Payson purchased Lot 147, made a land swap with Tayco (noting Tayco had previously purchased 14 acres landlocked behind Lot 147), and made a lot line adjustment, thereby giving the Town an easement to the 2nd water tank. Our HOA is pursuing litigation to ensure our HOA perimeter boundary remains intact. Alpine Heights HOA has been "grandfathered" by the Town and is exempt from needing to add a fire exit at the top of Hillcrest Drive.

Member question: When is the second water tank going to be built?

Board member response: Construction of the second water tank is expected to begin in the Spring of 2024.

Liens and Violations

Our HOA has served a few liens and violations over the past year. Property owner names will be kept confidential to protect the identity of the homeowners.

There is a homeowner within our HOA currently out of compliance with our Architectural Review Committee and this homeowner is also ignoring the Town of Payson's permitting process. The Town of Payson will be taking this homeowner to court next week.

Some of our Alpine Heights HOA homeowners using their property as rentals are not providing a copy of the six-month lease to the HOA or updated contact information.

VI. New Business

Dark Sky Presentation

Richard Simpson began his presentation acknowledging Payson is not designated a dark sky community, unlike Flagstaff, the Grand Canyon, and the Village of Oak Creek.

Richard explained a dark sky would benefit Alpine Heights. We would be able to see the beautiful night sky, if homeowners would minimize their outside lights from shining upward or outward.

Tips on how to improve your outdoor lighting (Attachment 5):

1. Purchase yellow LED outside bulbs, the best for color intensity.
2. Avoid halogen bulbs, as they are too bright and run very hot.
3. Ensure your exterior lights do not shine into your neighbor's windows or yard.
4. Best if your outside lights shine downwards only.
5. Consider upgrading your outdoor lights with "dark sky" compliant fixtures.

Please visit [Darksky.org](https://darksky.org) for more information.

Enforcement: Payson Community Development (928)472-5030

The Town of Payson has adopted a Dark Sky Ordinance, which applies to new developments.

Announcements

1. Our next Annual Meeting of the Membership the first Saturday in October 2024 will be back at the Holy Nativity Church. Father Viera offered to keep the first Saturday in October open for our meeting.
2. Marie Graziano's Memorial Open house will be October 15th at 3pm
Location: 1307 N Sunshine Lane
Marie Graziano was the widow of our HOA Past President Bob Graziano.

Results of Election

Three vacancies for the HOA Board were announced and 4 people submitted a personal biography for the positions.

The ballots (mailed ballots combined with ballots submitted at the meeting) were counted by four HOA members not serving on the board.

A member announced the three newly elected board members:

Sue Sample, Lorian Roethlein and Bill Phillips

Special thanks given to Cathy Heins for her leadership and dedication to the board over the past 6 years.

VII. Call to Membership

Please consider volunteering for the HOA Architectural Review Committee.

VIII. Adjourn

A member made a motion to adjourn, it was 2nd by Kim Nichols and approved by voice vote at 9:48am.

Next Annual Membership Meeting:

Saturday, October 5th, 2024 at 9:00am

Location: Holy Nativity Church: 1414 N Easy Street, Payson, AZ

ALPINE HEIGHTS HOMEOWNERS ASSOCIATION

Treasurer Report Oct. 1, 2022 - Sept. 30, 2023

Checking Account Balance: \$ 9,862.72 Oct 1, 2022

		Year to Date
Annual dues 2022-2023		\$ 3,932.00
Annual Dues 2023-2024	\$ 4,590.50	\$ 4,625.50
Transfer Fees	\$ 200.00	\$ 1,600.00
TOTAL INCOME:	\$ 4,790.50	\$ 10,157.50

EXPENSES:

Insurance		\$ 728.00
Corporation Commission		\$ 10.00
Annual Meeting		\$ 30.80
Yard Sale		\$ 30.00
Spring Picnic		\$ 409.22
Website		\$ 33.48
Printing/Copying	\$ 147.80	\$ 577.20
Post Office (stamps and mailings)	\$ 6.81	\$ 539.90
Office Supplies		\$ 53.81
Tax Preparation & Audit		\$ 300.00
State Income Tax		\$ 50.00
Federal Income Tax		
Yearly Post Office Box Rental		\$ 232.00
Brush Removal		\$ 1,510.59
Lien fees		\$ 150.00
Fee for radio time		\$ 400.00
Lawyer fees	\$ 875.00	\$ 8,873.50
TOTAL EXPENSES:	\$ 1,029.61	\$ 13,928.50

Checking Acct Balance	\$ 6,091.72	Checking acct. bal. Sept. 30, 2023
Savings	\$ 26,650.98	
TOTAL FUNDS ON DEPOSIT:	\$ 32,742.70	

Attachment 2

ARC Report 10/4/2023

23 applications approved

Re-Roof – 6

Painting – 5

New builds – 1

Gazebo / Patio / Decking - 2

Fences - 3

Pavers/curbing -3

Flag Pole – 1

RV parking - 1

Artificial Turf - 1

Greg Dix

ARC Chair



FIRE DEPARTMENT

100 W. Main St., Payson AZ 85541
(928) 472 5171 – Fuels Manager

Wildland Fire Hazard Check Sheet

PROPERTY ACCESS

- Address numbers must be visible to responding emergency service personnel from the roadway.
- Roadways more than 150' long must have fuel breaks 10' wide on each edge of the roadway.
- Overhanging obstructions must be cleared to 13'6" above the roadway.

IMMEDIATE ZONE*

Start at the house out to 5 feet:

- Clean roofs and gutters of dead leaves, debris and pine needles that could catch embers.
- Repair any loose or missing shingles or roof tiles to prevent ember penetration.
- Install 1/8 inch metal mesh screening on vents to keep embers out.
- Insure an approved chimney cap is installed to reduce embers.
- Trim branches away from chimneys at least 10 feet.
- Move any flammable material away from wall exteriors. Stack firewood outside the Immediate Zone. Remove anything flammable stored underneath decks or porches.

INTERMEDIATE ZONE*

From 5 feet to 30 feet from the house – or to the property line, whichever is less:

- Clear vegetation 10 feet from stationary propane tanks.
- Keep lawns and native grasses mowed to a height of four inches or less.
- Remove ladder fuels (vegetation under trees). Prune trees up to six feet from the ground. For trees shorter than 18 feet tall, trim above the ground to 1/3 of the overall tree height.
- Space trees to have approximately 10 feet between crowns or approximately 40 trees per ½ acre.
- Tree placement planned so the mature canopy is at least 10 feet from the edge of the structure.
- Tree and shrubs in this zone should be limited to clusters breaking up the continuity of the vegetation across the landscape.

EXTENDED ZONE*

From 30 feet to 100 feet – or to the property line, whichever is less:

- Dispose of heavy accumulations of ground litter/debris.
- Keep lawns and native grasses mowed to a height of four inches or less.
- Remove dead plant and tree material.
- Remove small conifers growing between mature trees.
- Remove vegetation adjacent to storage sheds or other outbuildings within this area.
- Trees 30 to 100 feet from the home should have separation between the canopy tops.

**A tree removal permit may be required (Payson Code of Ordinances Title XV Ch.153).*

**Reference the "native and low water" plant list from the Town of Payson Water Department.*

**Free brush pits and burn permits are available to dispose of yard waste.*

For more information visit - <http://www.paysonaz.gov>

Wildfire & Firewise Information

The following Firewise videos are available for loan at the Payson Public Library:

- Firewise Communities/USA
- Fire Safe Inside & Out & Fire Safe Landscaping
- Firewise Landscaping Part I: Overview
- Firewise Landscaping Part II: Design and Installation
- Making Your Home Fire Wise



Find out what YOU CAN DO to protect your home and contribute to our FIREWISE Community...

Links to Additional Firewise Information:

- FIREWISE Plant Materials for 3,000 ft. and Higher Elevations
- Creating Wildfire-Defensible Spaces for Your Home & Property
- Fire-Resistant Landscaping
- Fire-Wise Newsletter



Call (928) 472-5120 for more information.

Additional Resources

- [Arizona Interagency Wildfire Prevention](#)
- [Current Wildland, Forest Fire & Rx Burns Links](#)
- [READY-SET-GO! Your Personal Wildland Fire Action Guide](#)
- [Emergency Preparedness Guide](#)
- [Not Without My Pet](#)
- [Wildfire Smoke and your Health](#)
- [Wildland Fire Hazard Check Sheet](#)

Payson Ranger District Articles

- [Understanding the Fire Environment](#)
- [FireSafe in the Interface - What you can do](#)
- [Firewise Landscaping: Vegetation Removal or Modification](#)
- [Forest Fun and Fire Safety for Campers](#)
- [Is Fire Prevention Necessary?](#)
- [Reduce Your Risk of wildfire - In Just One Weekend](#)



Dark Sky recommendations for outdoor lighting

- 1) Exterior lights should have a clear purpose. If not, disconnect them.
- 2) Lights should be pointed where illumination is needed. If not, point them downward and away from the sky (and neighboring properties)
- 3) If your lights generate more light than needed, lower the bulb's wattage
- 4) Consider a timer or sensor so your lights aren't on all night. Save money and minimize light pollution
- 5) Use warmer colored lighting when possible. Check the color temperature of the bulbs you purchase. 3000 K (Kelvin scale) or lower is ideal.

Payson Exterior Lighting ordinances (code S 154-03-002)

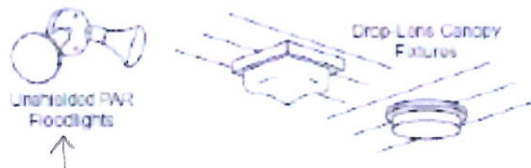
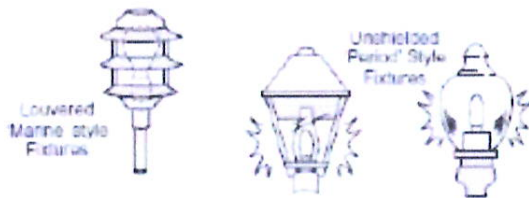
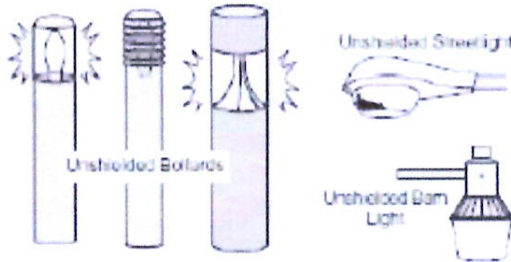
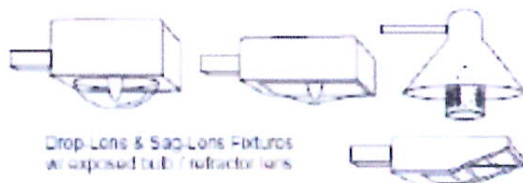
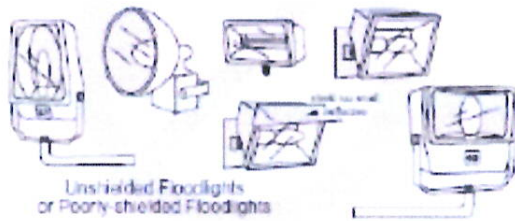
https://codelibrary.amlegal.com/codes/payson/latest/payson_az/0-0-0-32959
(scroll down to Section H for "Lighting")

Enforcement: Payson Community Development 928-472-5030

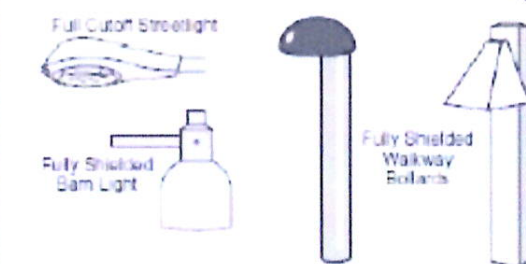
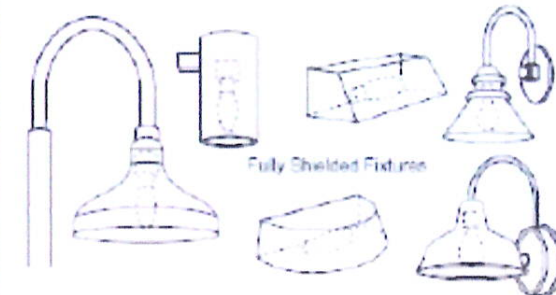
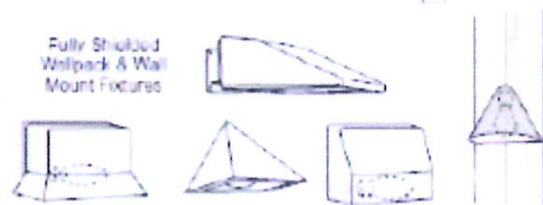
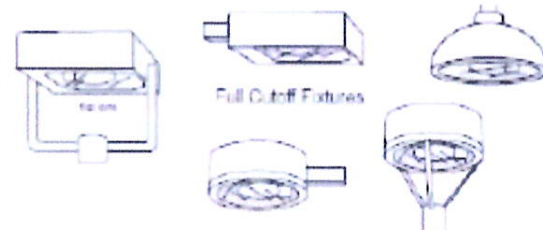
Additional info at **Darksky.org**

Unacceptable / Discouraged

Fixtures that produce glare and light trespass

**Acceptable**

Fixtures that shield the light source to minimize glare and light trespass and to facilitate better vision at night



Revised for the Town of East Hampton, NY by Bob Cook, ©2005