

Alpine Heights Homeowners Association (AHHOA)
Board Meeting (Open to all AHHOA Members)
Location: Holy Nativity Church Social Hall
1414 N Easy Street, Payson, AZ 85541
April 2, 2024 at 4:00pm

Minutes

Board Members in Attendance: Marta Donovan (Secretary), Lance Marble (President), Bill Phillips, Lorian Roethlein (Vice President), and Peter Wagner.

Absent: Kim Nichols and Sue Sample.

Quorum was met.

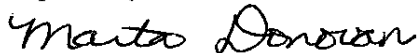
Community members: There were two AHHOA members in attendance.

Called to order at 4:15pm by Lance Marble (President).

1. Community Comments: One community member discussed efforts removing mistletoe from his yard, explaining cost and regrowth once removed. Lance Marble stated he informed homeowners affected by mistletoe to please consider removal, as it spreads to other juniper trees within our community.
2. Approval of Minutes for March 5, 2024 Board Meeting: Bill Phillips made a motion to approve the minutes of the March 5, 2024 Board Meeting. Lorian Roethlein seconded, and with all in favor, the motion was approved unanimously.
3. February 2024 Alpine Heights HOA Financial Report from Community Accounting, LLC distributed to board members. Peter Wagner made a motion to accept the February 2024 financial report. Lorian Roethlein seconded and with all in favor, the motion was approved unanimously.
4. Committee Reports:
 - a. Architectural Review Committee (ARC): Bill Phillips presented two architectural review forms were submitted and approved by the ARC in March 2024.
 - b. Welcome Wagon: Marta Donovan presented two new homeowners were welcomed in March 2024 and given AHHOA informational binders.
 - c. Firewise/Brush Collection: Peter Wagner presented a summary of the Firewise and Mistletoe Presentation, Payson Public Library 03/18/24 (Attachment A).
 - d. Declaration of Restrictions (D of Rs) Committee has completed the task of reviewing the AHHOA Declaration of Restrictions 2020. Lorian Roethlein explained no major changes needed. However, the correction of an error in Section 6 of Article V regarding the definition of quorum was recommended to clarify the intent of the last revision committee. The attorney indicated this could be accomplished via the declaration of a "scriveners error" which will be submitted to the Gila County Recorder's Office. Quorum will be corrected as "50% plus one of all those entitled to cast a vote". The committee recommends a comprehensive review and update of the AHHOA Declaration of Restrictions within the next five years, pending board and attorney approval. Marta Donovan made a motion to accept the AHHOA Declaration of Restrictions 2020 with the scriveners error corrections. Peter Wagner seconded and with all in favor, the motion was approved unanimously.
 - e. Community Yard Sale - Michael Heather, Chair summarized 22 homeowners plan to participate in the Alpine Heights neighborhood garage sale on Saturday, May 4, 2024. KMOG will charge \$15 to broadcast our yard sale on the radio during the prior week. Saint Vincent de Paul agreed to pick up furniture and items contained in boxes, following the event.

5. Old Business:
 - a. Complaints regarding Lot 161 rental – motorcycle driver living at this property was cited a few weeks ago for speeding and unsafe driving within our community. His motorcycle was impounded by the Payson police department. Members are encouraged to report ongoing safety concerns to the Payson Police.
 - b. Spring Potluck/Picnic: Saturday, April 27, 2024. Time: 4-6pm. Location: Holy Nativity Church Social Hall – 1414 N Easy Street, Payson. RSVP by April 22nd by noon. Main course will be catered by a neighborhood vendor with potluck side dishes provided by members. Board members to meet at the Holy Nativity Church Social Hall at 2:30pm to set up. Our new AHHOA sandwich board highlighting the picnic will be on display at the SW corner of N Easy and N Bradley Drive the week prior to increase awareness of our event.
 - c. Newsletter (Spring 2024) will be distributed in April: Brush collection (Monday morning, May 13th), Risser Ranch Ruins Tour (10am and 1pm), Sunday, June 2nd, Annual Member Meeting (Saturday, Oct 5th from 3-5pm)
6. New Business:
 - a. Violations process: Clarification from Community Accounting and confirmed by our attorney, HOA cannot file liens for fines without a court order.
7. Future Board Meetings: Board members agreed upon July 2nd and October 1st at 4:00pm to be the last two meetings for this current board.
8. Adjournment: Bill Phillips made a motion to adjourn the meeting. Marta Donovan seconded, and with all in favor, the motion was approved unanimously.
Meeting adjourned: 5:42pm
Note: Executive Session not needed to be called today.
Next Open AHHOA Board meeting: Tuesday, July 2, 2024 at 4:00pm.
Location: Holy Nativity Church Social Hall – 1414 N Easy Street, Payson, AZ 85541

Respectively submitted,



Marta Donovan, Secretary Alpine Heights Homeowners Association Board of Directors
Date of AHHOA board member approval: 07/02/24