

Alpine Heights Homeowners Association  
Board Meeting (Open to all AHHOA Members)  
Location: Holy Nativity Church Social Hall  
1414 N Easy Street, Payson, AZ 85541  
December 5, 2023 at 4:00 pm  
Minutes

Board Members in Attendance: Marta Donovan (Secretary), Lance Marble (President), Kim Nichols, Bill Phillips, Sue Sample and Peter Wagner.

Absent: Lorian Roethlein (Vice President)

Quorum was met.

Community members: There was one homeowner in attendance.

Called to order at 4:05pm by Lance Marble (President).

1. Community Comments: No questions or comments presented.
2. Approval of Minutes: Kim Nichols made a motion to approve the Minutes of November 8, 2023 Board Meeting & Executive Session. Bill Phillips seconded, and with all in favor, approved.
3. Treasurer's Report: prepared by Cindy Junkert (Treasurer)  
Peter Wagner made a motion to approve the November 30, 2023 Treasurer Report. Marta Donovan seconded, and with all in favor, approved.
4. Committee Reports:
  - a. Architectural Review Committee (ARC) – Greg Dix presented 2 new roofs and one new build approved by ARC committee in the past two months. Kim Nichols made a motion to nominate Bill Phillips as Chairman of the ARC Committee; Peter Wagner seconded, and with all in favor, approved.
  - b. Welcome Committee – Marta Donovan presented 1 new homeowner moved into Alpine Heights within the past month and was given binder/website information.
  - c. Firewise – Peter Wagner presented our Alpine Heights National Firewise USA Program Certificate of Recognition 2023 (Attachment)
5. Old Business
  - a. Board Officer transition update: banking information and historical information transitioned to the new board.
  - b. Website Update: Kim Nichols presented payment for website is now every two years.
  - c. Committee Discussion: forming new committees to increase participation of members.
    1. Declaration of Restrictions (D of Rs) Review Committee
    2. Spring Picnic Committee
    3. Garage Sale Committee – annual event (reminder AHHOA restricts individual garage sales throughout the year).
    4. Communications Committee: roster maintenance, newsletter, emails, and website.
    5. Firewise Committee – needs volunteers to assist in cleaning up lots in need within the AHHOA.
  - d. Sandwich boards – to increase communication of upcoming events with our members.

Kim Nichols made a motion for Peter Wagner to oversee construction of a sandwich board.

Marta Donovan seconded, and with all in favor, approved.

- e. Alpine Heights Logo Hats – Available in January 2024. Tonto Silkscreen & Embroidery – 403 W Frontier Street (928)474-4207. Any members interested may select their own color/style of hat and pay at the shop (set-up fee for logo already covered).
- f. Mirror on Alpine Heights Road limited sight curve – Town Engineer (Traffic Control) stated they do not fund safety mirrors and any privately paid mirrors cannot be placed in the right of way. Yellow traffic road signs of “15 mph” and “limited sight distance” are already posted. Alpine Heights is requesting to be on the list for a temporary digital speed monitor near this limited sight curve.
- g. HOA Management Company – benefits of hiring a financial management company for the AHHOA, instead of relying on bookkeeping volunteers within the AHHOA. Discussed legal representation - Halk, Oetinger and Brown, PLLC.
  - 1. Kim Nichols made a motion for the AHHOA to pay a \$50 per month retainer fee for the legal services of Halk, Oetinger and Brown, PLLC. Sue Sample seconded, and with all in favor, approved.
  - 2. Community Accounting, LLC for the financial management of AHHOA (monthly cost ranging from \$250 - \$500) - tabled until the next board meeting.
  - 3. Decision for contingent fee agreement with Halk, Oetinger and Brown, PLLC for the collection of Delinquent Assessments & Legal Representation- tabled until next board meeting.
- h. Lot 147 Update: We believe we are close to reaching an understanding with the Town of Payson without the need for collecting a community assessment from our HOA members. However, we need a conclusion with Tayco first.
- 6. New Business
  - a. Newsletter – Winter edition approved by board members – Topics to include: Lot 171 Fire Update (Thank you to Fire Fighters), Reduce Driving Speeds within our community, Attention to stop signs, List of new Board members, ARC reminders, Requests for Committee volunteers, Cleaning up after your pet.
  - b. Calendar Dates – Brush pickup (early May), Spring Picnic (late April), and the Annual Meeting (in the afternoon on the first Saturday in October).

Peter Wagner made a motion to adjourn the meeting and for the board to continue into executive session, Bill Phillips seconded, with all in favor.

Meeting adjourned: 6:00pm

Next Board Meeting (Open to all Members): Tuesday, January 2, 2024

Location: Holy Nativity Church Social Hall - 1414 N Easy Street, Payson, AZ 85541

Respectively submitted,

*Marta Donovan*

Marta Donovan

Secretary Alpine Heights Homeowners Association (AHHOA) Board of Directors

Date of AHHOA board member approval: 02/06/24