

Alpine Heights Homeowners Association
Board Meeting (Open to all AHHOA Members)
Location: Holy Nativity Church Social Hall
1414 N Easy Street, Payson, AZ 85541
February 6, 2024 at 4:00pm
Minutes

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

Absent: Kim Nichols and Marta Donovan (Secretary).

Quorum was met.

Community members: There were four homeowners in attendance.

Called to order at 4:00pm by Lance Marble (President).

1. Community Comments: No questions or comments presented.
2. Approval of Minutes for December 5, 2023, and January 2, 2024 Board Meetings: Lance Marble stated a review conducted by Halk, Oetinger and Brown, PLLC, under our retainer agreement, confirmed the minutes were acceptable, as written. Lorian Roethlein made a motion to approve the minutes of the December 5, 2023 and the January 2, 2024 Board Meetings. Sue Sample seconded, and with all in favor, the motion was approved unanimously.
3. Treasurer's Report was presented by Cindy Junkert (Treasurer): Peter Wagner made a motion to accept the January 31, 2024 Treasurer Report. Lorian Roethlein seconded and with all in favor, the motion was approved unanimously.
4. Management Company/Consultant Proposal – Rick & Jody Burman, Community Accounting, LLC: proposal details and fee schedule discussed. Lorian Roethlein made a motion to accept the Community Accounting LLC Proposal. Bill Phillips seconded, and with all in favor, the motion was approved unanimously.
5. Committee Reports:
 - a. Architectural Review Committee (ARC): Greg Dix presented one new roof, one storage shed, and one trim color change were approved by the ARC over the past month.
 - b. Welcome Wagon: no activity this month.
 - c. Firewise/Brush Collection: Peter Wagner confirmed May 13 for our annual community brush pick up date.
 - d. Declaration of Restrictions (D of Rs) Committee Review: The legal review by Halk, Oetinger, and Brown cost approximately \$700.00. The next D of Rs committee meeting will be February 21, 2024.
 - e. Community Yard Sale - Michael Heather volunteered to Chair the event. Mr. Heather will work with Lance Marble to poll the members' level of interest. The budget would cover advertising the May 4th AHHOA Garage Sale in the Payson Roundup and on KMOG.
6. Old Business:
 - a. Attorney for Violations, Liens, etc. – Contingent Fee Agreement. Bill Phillips made a motion to accept the proposed Contingent Fee Agreement with Halk, Oetinger and Brown, PLLC. Sue Sample seconded, and with all in favor, the motion was approved unanimously.
 - b. Spring Potluck/Picnic: The Board to discuss details in the next monthly meeting and inform homeowners early March, 2024.
 - c. Lot 147 Update: Board President reviewed the December 15, 2023 letter to the Payson Town Manager and a timeline of discussions with the Town of Payson and the developer of the remaining portion of Lot 147 (Tayco). Sue Sample made a

motion to publish the information to all AHHOA lot owners. Bill Phillips seconded, and with all in favor, the motion was approved unanimously.

d. Newsletters: no discussion.

7. New Business:

- a. Alpine Heights/Easy Street speeding update: Board President contacted the Payson Police Chief regarding speeding in the neighborhood. Payson Police Department will be placing a temporary digital speed monitor within Alpine Heights HOA Street locations in the next weeks and months.
- b. Complaints regarding Lot 161 rental property. The owner and rental management representative have been notified of the issues and the Town of Payson code, Chapter 131: Disruptive Properties.
- c. Individual Yard Sale clarification: Lance Marble noted that the DofR's do not have a restriction on individual Garage Sales. If this year's community wide Sale event is not successful it could be cancelled in the future.
- d. Email address for HOA Board Officers: The AHHOA attorney recommended a standardized email format for each board member for official HOA Board communications. Details forthcoming.

8. Adjournment: Lorian Roethlein made a motion to adjourn the meeting. Sue Sample seconded, and with all in favor, the motion was approved unanimously.

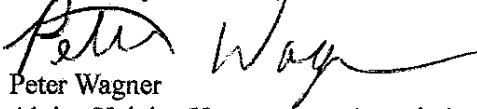
Meeting adjourned: 5:35pm

Note: Executive Session not needed to be called today.

Next Open AHHOA Board meeting: Tuesday March 5, 2024.

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

Respectively submitted,



Peter Wagner

Alpine Heights Homeowners Association (AHHOA) Board of Directors

Date of AHHOA board member approval: 03/05/24