

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  
July 2, 2024 at 4:00pm

Minutes

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

Phone: Peter Wagner

Absent: Kim Nichols

Quorum was met.

Community members: There were two AHHOA members in attendance.

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

1. Community Comments: There were no community comments.
2. Approval of Minutes for April 2, 2024 Board Meeting: Bill Phillips made a motion to approve the minutes of the April 2, 2024 Board Meeting. Sue Sample seconded, and with all in favor, the motion was approved unanimously.
3. May 2024 Alpine Heights HOA Financial Report prepared by Community Accounting, LLC distributed to board members. Marta Donovan made a motion to accept the May 2024 financial report. Peter Wagner seconded and with all in favor, the motion was approved unanimously.
  - a. Lot sales report: Budget Period 2024-2025 presented.
  - b. The Budget 2024-2025 (prepared by Community Accounting, LLC) was presented in comparison to the prior year. The board recommends the budget to be presented to the 2025 Alpine Heights HOA Board to consider during their first board meeting. The budget establishes a baseline for expenses. The budget will be reported to members in the packet distributed prior to the October 5, 2024 Member Meeting.
- Lot 127, 128 process update – Marta Donovan made a motion to move the Lot 127, 128 process update to executive session immediately following the meeting today, 07/02/24. Bill Phillips seconded, and with all in favor, the motion was approved unanimously.
4. Committee Reports:
  - a. Architectural Review Committee (ARC): Bill Phillips presented no report. Lance presented 1 architectural review form submitted.
  - b. Welcome Wagon: Marta Donovan presented six new homeowners were welcomed during the period April – June 2024 and given an informational binder from our HOA and a gift card from Community Accounting, LLC.
  - c. Firewise/Brush Collection: Peter Wagner presented the Alpine Heights Firewise Brush Pickup Summary (Attachment A).
  - d. Declaration of Restrictions (D of Rs): Lorian Roethlein explained the correction of a scrivener's error in Section 6 of Article V regarding the definition of quorum was approved by the Gila County Recorder's Office. Quorum corrected as "50% plus one of all those entitled to cast a vote." Gila County to mail the final approval and the correction will be posted on the Alpine Heights HOA website.
  - e. Community Yard Sale - Michael Heather reported 23 homeowners participated in the Alpine Heights neighborhood garage sale on Saturday, May 4, 2024. Saint Vincent de Paul was unable to pick up the remaining furniture/items following the event, because they do not pick up after 2pm on Saturdays. Suggestion: Consult other thrift stores in our area to ensure items can be picked up in the mid afternoon following the event for the 2025 Community Yard Sale.

5. Old Business:
  - a. Complaints regarding Lot 161 rental – resolved. Renters were evicted by the owner.
  - b. Violation process update: Reviewed resolution with corrections proposed by board members. Lorian Roethlein made a motion to accept the Resolution of the Board of Directors Alpine Heights Homeowners Association adopted July 2, 2024 with corrections noted. Sue Sample seconded and with all in favor, the motion was approved unanimously. Lance will follow up with an email revised copy to board members.
  - c. Committee Discussion:
    - i. Board Member packet/orientation: notebooks prepared by outgoing board members to be given to incoming board members to assist with the transition.
    - ii. Bill Phillips made a motion to appoint the entire current board to become the official nominating committee for the 2025 board. Sue Sample seconded and with all in favor, the motion was approved unanimously. Ballots will be distributed early September and returned no later than October 4<sup>th</sup>, 2024 by 5pm, the day prior to the Annual Membership Meeting.
    - iii. Roster Maintenance and Violations maintained by Community Accounting, LLC.
    - iv. Website – volunteer needed.
  - d. Newsletter (August 15<sup>th</sup> publication): ARC reminders, Annual Meeting, Voting Process Information, Violation Process Update, Board Member Nominations, Flags and Political Signs, Association dues reminder, and reminder for members to complete the 2024 Firewise Community Renewal form.
6. New Business:
  - a. Annual Meeting – October 5<sup>th</sup> from 3-5pm. Location: Holy Nativity Church. Reviewed Agenda. Suggested guest speaker. Peter Wagner to follow up with a guest speaker to present the importance of maintaining our Firewise Status at the Annual Member Meeting.
  - b. Water Tank update: Tanner Henry (Town of Payson Water Department, Director) met with Lance and explained the water tank leak February 2024 was caused by a valve not plumbed correctly. Construction of the second water tank is forthcoming, possibly beginning Fall 2024. A pumping station will be built on the site in the future and chain link fencing will be added to the perimeter. The Town of Payson agreed to assess roads within Alpine Heights prior to construction, as a guideline for any needed road repairs following construction.
7. Adjournment: Sue Sample made a motion to adjourn the meeting and enter Executive Session. Bill Phillips seconded, and with all in favor, the motion was approved unanimously. Meeting adjourned: 6:12 pm  
Next Open AHHOA Board meeting: Tuesday, October 1<sup>st</sup>, 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: 08/06/24

## **Firewise Brush Pickup Summary**

Bob Lee and Sons completed the brush pickup on May 13, 2024.

Comparison of volume and costs for 2023 and 2024:

Daily rate of \$1375.00 last year. 8000 lb. of waste hauled.

Daily rate of \$1425.00 this year. 10,960 lb. of waste hauled.

Gila County Land Fill was \$34.50 per ton for both years.

The brush pickup process is cost effective. It also promotes community involvement and awareness regarding the need to Firewise every property within the Alpine Heights HOA.

Peter Wagner

Firewise Coordinator