

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
March 5, 2024 at 4:00pm
Minutes

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

Absent: Kim Nichols, Bill Phillips, and Peter Wagner.

Quorum was met.

Community members: There were four AHHOA members in attendance.

Called to order at 4:02pm by Lance Marble (President).

1. Community Comments: Two community members presented safety concerns regarding Lot 161 renters speeding motorcycles within our community.
One community member filed a report with the Payson Police regarding this matter and vandalized landscape lights. Board members encouraged members to continue to report ongoing safety concerns to the Payson Police.
Lance Marble responded he met with the Payson Chief of Police and requested a speed monitor within our community. The rental management representative of Lot 161 has been notified of the issues and the Town of Payson code, Chapter 131: Disruptive Properties.
2. Approval of Minutes for February 6, 2024 Board Meeting: Lorian Roethlein made a motion to approve the minutes of the February 6, 2024 Board Meeting. Sue Sample seconded, and with all in favor, the motion was approved unanimously.
3. Treasurer's Report was presented verbally by Cindy Junkert (Treasurer) as there were no transactions during the month: Sue Sample made a motion to accept the verbal treasurer report. Lorian Roethlein seconded and with all in favor, the motion was approved unanimously.
4. Management Company/Consultant – Lance Marble sent an email to members today introducing Rick & Jody Burman, Community Accounting, LLC. Members will be able to pay annual dues electronically (paper billing will continue to be offered). In addition, online voting for our annual Board election will also be offered, along with the traditional paper ballots. Cindy Junkert (Treasurer) was thanked for her voluntary services to the association and will continue her voluntary service to monitor the accounting processes and work of our professional management company.
5. Committee Reports:
 - a. Architectural Review Committee (ARC): no report.
 - b. Welcome Wagon: no activity this month.
 - c. Firewise/Brush Collection: no report.
 - d. Declaration of Restrictions (D of Rs) Committee reviewed the AHHOA Declaration of Restrictions 2020 and concluded no major changes needed, only typographical error corrections, permitted under the scrivener's error. Quorum will be corrected as 50% plus one of the membership (instead of those voting). The committee recommends a comprehensive review in 2025-2026 with any updates requiring membership approval.
 - e. Community Yard Sale - Saturday, May 4, 2024- Michael Heather, Chair summarized 19 members were interested in participating in an Alpine Heights neighborhood garage sale (52 members were not interested).
Advertising: Payson Roundup, KMOG, Payson Facebook and Nextdoor website.
Michael Heather to see if a charity will pick up curbside following the garage sale, for all interested members.

6. Old Business:
- a. Complaints regarding Lot 161 rental property. (Addressed under item 1. Community Comments).
 - b. Spring Potluck/Picnic: April 27, 2024. Time: 4-6pm. Location: Holy Nativity Church Social Hall – 1414 N Easy Street, Payson. Discussed catering with local food vendor, estimating \$10 per person. RSVP will be required with potluck side dishes provided by members.
 - c. Newsletter: Lance Marble and Sue Sample and will work together and plan to publish later this week to inform members of upcoming events.
7. New Business: no items scheduled.
8. Miscellaneous: A member commented he has observed several lots with mistletoe growing in the native juniper trees. He suggested giving members the option of coming together and paying a licensed/bonded landscaping company to remove the mistletoe, perhaps with a group discount.
9. Adjournment: Lorian Roethlein made a motion to adjourn the meeting. Marta Donovan seconded, and with all in favor, the motion was approved unanimously.
- Meeting adjourned: 5:37pm
- Note: Executive Session not needed to be called today.
- Next Open AHHOA Board meeting: Tuesday April 2, 2024.
- 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 members approval: April 2, 2024