



The Board of Directors asked me to forward to all property owners the attached report/timeline, as well as the attached letter to the Town of Payson referred to in the report. This was presented at yesterday's Board meeting. I am happy to answer questions or add context to any of this at your request.

Thank you for your patience as we have tried to resolve this dispute.

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AHHOA President, 2023-2024
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Lot 147 Communication Status Report to the Alpine Heights Board of Directors by Lance Marble, President. Presented at the February 6, 2024 Board of Directors Meeting.

The following timeline and notes are from the time I was selected as HOA President and do not reflect the years of ongoing communication with the Town of Payson by the Board, members of the Association and multiple Attorneys on behalf of the HOA.

I met with Troy Smith, Payson Town Manager, on November 13 in an attempt to assess and understand the Town's position(s) related to their continued development of the Water Department water tank infrastructure project and its impact on the Alpine Heights Subdivision. Specifically, I endeavored to understand their current position on the disposition of the portion of Lot 147 which they intend to use to access the water tank and I also endeavored to find common ground on which to build an ongoing understanding between the HOA and the Town.

On November 16, 2023 I emailed Mr. Smith with my notes from our meeting and my understanding of our conversation. I included the points I felt we had verbally agreed to.

The attached letter, dated December 15, 2023, was reviewed by the HOA Attorney and forwarded to the Town Attorney for Mr. Smith's confirmation and potential agreement. On February 2, 2024 I received a phone call from Mr. Smith at which time he verbally agreed in principle to the to the points made and indicated he didn't have any issues with the letter. Having said that, he also indicated, on the advice of the Town Attorney, a document from the Town formally indicating acceptance of the understanding would only be issued if the HOA was willing to sign away future potential litigation. That stipulation was not acceptable, which he assumed would be the case, and we agreed to move forward with the verbal understanding. Mr. Smith indicated the Water Department would also continue to notify the HOA of impending major events in the process that would impact the neighborhoods.

During the month of January, I was also able to reach Donald Cooper of TAYCO Properties, LLC which owns the majority of historic lot 147, to introduce myself as the current year President of the HOA. The conversation was brief and he indicated, when I brought it up, he thought the orange fencing was not actually on the lot but behind the old property line. After our conversation, I texted him a photograph of the proximity of the fencing to the front of the lot for confirmation. No response or communication has been received since and the orange fencing is still in the same place it has been for months.

Lance Marble, President