

# PINETOP COMMUNITY ASSOCIATION

## Minutes of the Annual Meeting August 1, 2009

The meeting was called to order at 9:00 a.m. by president Bob Scheuneman.

**Approval of Minutes.** The minutes of the 2008 annual meeting were accepted by the membership.

**Introduction of Board.** Bob introduced himself and the current Board members: Henry GrosJean, treasurer; Cynthia Jellison, secretary and past-president; Dottie Kaiser, unit 4 director; John Sandahl, unit 1 director; Dan Cuolpovich, unit 2 director; and James Maloney, unit 5 director. Steve Besore, vice president, was not in attendance. Bob noted that the unit 3 directorship had been vacant for some time and asked for someone to consider it. There would be an election later in the meeting.

The clerk announced that a quorum was present with 73 lot owners and 47 proxies.

**Treasurer's Report.** Henry gave some brief information about the Profit and Loss Standard through July 29<sup>th</sup> that had been passed out. There were no questions. On a motion made and seconded to accept the report, the treasurer's report was accepted.

**President's Report.** Bob began his report by talking about fire safety and how important it is to thin trees and to remove dead or damaged trees. He talked about the improvements that had been made to the fire exit in recent months, including more pullouts, the cleaning of debris, and grading. He noted that all persons should take responsibility for reporting people or businesses that dump materials near the fire exit. The fire exit road is a joint effort of the Forest Service, the surrounding homeowners associations, and Navajo and Apache counties. Bob then talked about CC&R violations and how expensive they are to correct when the attorney must be involved. He said this is one reason the attorney costs have increased, as well as the complex issue surrounding the 16 lots in mobile homes unit 22 of the association. The Board is working to reduce the CC&R compliance costs by using the justice court, and the Board is also planning to take the least expensive route to resolving the question of which association the 16 lots are part of, a long-standing problem involving both the county and the two associations as well as the lot owners.

Bob reminded people to use the PCA web site at [www.pinetopcommunityassociation.com](http://www.pinetopcommunityassociation.com). He talked about the controlled ground burn scheduled for the fall, possibly October or November, when conditions are correct. He said the smoke may bother some people, and there is a Forest Service phone number for people to call to leave a message to receive specific dates the burn will take place (368-2100). It will cover about 960 acres to the east of the country club, near the fire exit road.

Bob next talked about the ATV problem on the streets and noted the huge number of warnings that had resulted from the several weekend Sheriffs patrols arranged by the association. He said that warnings had been given out for two summers now, so violators should now know all the safety rules. The next step, with the consent of the Sheriff's Department, will be for the three associations in the Club area to send letters to all their members explaining that this will be the end of the education/warnings period and that fines and/or impoundment will be issued henceforth by the Sheriff patrols. Bob talked about the fire district issue, noting that the Pinetop FD was now building a 4.5 million dollar facility, which is expected to go over budget. There are two separate districts for Lakeside and Pinetop, with much duplication of personnel, equipment and facilities, and county residents, including those who reside within the PCA, are

footing the bill. He noted that his fire district taxes had increased 34% over the prior year, and the fire district basically has a “blank check”. He urged all PCA members to become active in this matter and to consider changing their voting location to Navajo County, which is especially important if the current district 5 county supervisor, who has always been supportive of the Country Club area, does not run for re-election in 2012. Since district 5 includes Whiteriver, it is crucial to garner enough votes to elect representation that will benefit the Club area. Bob explained that it is very easy to change voting locales, and a representative would be at the meeting from the county recorders office. Because elections are won by very small margins in the White Mountains, he noted how much more important each person’s vote is than in large metro areas like Phoenix or Tucson.

Bob asked for questions from the membership. Someone asked how to find out about the ATV rules and fines, Bob said to refer to the association’s web site. Another person asked what to do about neighbors who seem to have CC&R violations, Bob said the best route is to put the complaint in writing to the association. In response to another question, Bob noted that all unit 1 issues regarding CC&R violations have been transferred to John Sandahl to handle. Asked if there were any CC&R rules about bright lights, Bob said there were not, but owners can still notify the association because a letter from the Board requesting cooperation from the homeowner will often help the situation. A suggestion was made to add the association’s web address to the letterhead.

**Guest Speakers.** Bob introduced Brad Baker, president of the board of Navopache Electric Company. Brad addressed the cutting of trees in the right of way in front of residents’ properties, saying Navopache had the authority to protect electric wires from trees. He showed several slides, one in particular that showed the extreme fire danger possible from a downed wire, which is especially critical in months when there is no snow on the ground. Following his presentation, one member recounted his experience with Navopache. He said that they were trying to completely cut down a number of aspen trees in the right of way. After much haggling, he persuaded them to just top off the trees. The owner said that Navopache told him topping off the aspens usually kills them, but the owner did research and that was usually not the case. He believed it should be the owner’s choice and risk whether to top off trees or completely remove them, and not left up to Navopache.

The next speaker was from the Navajo County Recorder’s Office, Laura Sanchez. She talked about how part-time residents can indeed register to vote in Navajo County and fill out the form to be mailed an early ballot. Anyone can change their county of registration by going to the county recorder’s office, by mail, or online. A person’s driver’s license county does not have to be the same as their place of voter registration if registering in person. Questions about changing voter registration locale may be directed to Laura at 1-800-668-3867 or [www.navajocountyaz.gov](http://www.navajocountyaz.gov). Laura said she would be available after the meeting to answer questions and even provide the forms for changing county of registration.

The next speaker Bob introduced was Jan Mathis, of the U of A Extension Services. She talked about grant monies she had available to residents for tree removal. She said the procedure is for her or a colleague to visit the property and make recommendations about tree removal based on fire safety and tree health. Grants up to \$500 may be available. Jan can be reached on her cell at 928-434-0577 or online at [jmathis@ag.arizona.edu](mailto:jmathis@ag.arizona.edu). She said she would be available after the meeting to provide information and answer questions; she also had a homeowner’s firewise guide available.

At this point, association member Rich Monroe, a former board president, asked to address the audience. He suggested that people take a look at the Pinetop-Lakeside ordinance regarding tree safety, which although it does not encompass the Country Club area, provides good insight about safe tree practices on one’s own property.

Next Bob introduced the keynote speaker, Jim Paxon, former U S Forest Service Lead Public Information Officer. Jim gave a slide presentation on forest fires and the benefits of forest thinning. In response to a question, he stated that the Fall 2009 Country Club ground burn will be a broadcast burn to rid the forest of low-level brush where trees have already been thinned and piles burned. He said to expect smoke in the area for some 2 to 3 weeks. Other questions pertained to the “Environmentalists” billboards and to animals’ reactions to forest fires. Jim said he would be available after the meeting to sell and autograph his book, *The Monster Reared Its Ugly Head*.

**New Business.** Bob noted that Therese Bibeau had been the association’s clerk for some 20 years and asked her to be recognized. Bob asked for any questions or comments from the membership. One member expressed concern about whether vacant lots are subject to tree thinning. Bob explained that the Board treats all lots equally when asking owners to remove dead or damaged trees and clean up needles.

Bob introduced Hank Kramer of the Sheriff’s Auxiliary volunteers, noting that the Auxiliary performs a valuable service in patrolling the area and the PCA donates \$500 annually to help the all-volunteer group with expenses. Hank briefly discussed the house watch program offered by the auxiliary, noting that he and his colleagues would be available after the meeting.

Homeowner Greg Harris commented that his house is right next to the fire exit road and he said it was evident money has been well spent to control dumping and ATVs on the roadway. Another member, from unit 4, noted that there was a real safety issue with both mountain bikes and vehicles using the fire access road, because the bikes are hard for vehicle drivers to see and avoid. He suggested that the association advise mountain bikers, for their own safety, to instead use the Chipmunk Connector Trail, which runs ½ mile from and parallel to the fire exit road and is specifically designed for mountain bikes. [A map of the Chipmunk Connector can be found at [www.tracks-pinetop-lakeside.org](http://www.tracks-pinetop-lakeside.org).]

**Awards.** Bob talked about how the “Your Property Looks Great” awards came to be and said that each unit director had selected one recipient for this year. He started the presentations with the unit 5 winner, who had thinned 90 trees from his adjoining lots, and suggested people drive by 2618 Elk Road to see how good it looks. Bob presented a blue ribbon to the owner, Dale Phillips. The next blue ribbon went to Ronald Axsom, the unit 2 winner whose property is at 3711 Mark Twain. The unit 3 winner, also present to receive his blue ribbon, was Truman Plainer, whose property is at 8589 Hiawatha Trail. Robert Bruns accepted a blue ribbon for his property at 2707 Lakeview Drive in unit 4. The final winner, who was not present, was June Modlin for her unit 1 property at 5823 Hopi Lane. The association will also be making \$100 donations to local charities, either Meals on Wheels or Love Kitchen, on behalf of the 5 winners.

**Election of 2009-2010 Board.** Bob announced that each of the current Board members was willing to continue for the next year and that was the slate being presented to the membership. Nominations from the floor were called for, and there were none. On a motion made and seconded to accept the current Board, the membership approved of retaining the current Board as follows: Bob Scheuneman, president, Steve Besore, vice president, Cynthia Jellison, secretary, Henry GrosJean, treasurer, John Sandahl, unit 1, Dan Culpovich, unit 2, Dottie Kaiser, unit 4, James Maloney, unit 5.

The meeting adjourned at 10:55 a.m.

Minutes submitted by Cynthia Jellison, Secretary