

# **Mountain Pines Estates Townehomes Association**

## **Minutes of the Annual Meeting**

### **May 28, 2011**

The Annual Meeting of the Mountain Pines Estates Townehomes Association was held Saturday, May 28, 2011 at the Pinetop Country Club Clubhouse, located on Buck Springs Road in the Pinetop Country Club, Pinetop, AZ 85935.

#### **Call To Order/Establish Quorum**

Owners of thirty-four (34) units of Mountain Pines Estates were present. Fifteen (15) ballots were delivered in person and Forty-five (45) ballots were received by mail. A total of sixty (60) votes were cast representing 70% of homeowners, which constituted a quorum.

#### **Call to Order & Welcoming/Opening Comments**

The meeting was called to order by Board President Jack Wagner at 10:05am. President Wagner introduced the current serving Board, Candice Spohn and Aleshia Mesneak of Positive Change, PC and Monte Kuxhausen of White Mountains Home Helper, Inc.

#### **Reading/Approval of Last Annual Meeting Minutes**

Peter Sorenson, Secretary, motioned to waive the reading of the minutes from the 2010 Annual Meeting of the Mountain Pines Estates Townehomes Association, he further motioned to approval of the 2010 Annual Minutes Doug Doyle, Treasurer seconded the motion and the motion carried unanimously.

#### **Treasurer's Report – Treasurer Doug Doyle**

Copies of the financial statements for the year ended December 31, 2010 as well as for the current year through April 30, 2011 were available for homeowner review at the meeting. Owners may also obtain a copy by contacting Candice at Positive Change, PC. Treasurer Doug Doyle then summarized the financial statements for the members, saying that the Association ended 2010 with \$154,180; \$65,000 which was deferred revenue. The Association currently has \$86,000 in the unrestricted funds balance that can be used in emergency. We were over budget due to a couple of foreclosures, excess of revenue over expenses for 2010 were \$11,000. There are delinquent accounts on 4 Units; liens will be filed with the County Records Office in the next week if not paid. Doug reminded the members that the Association is continuing the conversion of roofs from wood shake shingles to asphalt shingles due to fire and insurance concerns. Last year 5 Units had been re-roofed; 4 Units painted. Scheduled this year is also the re-roof of 5 Units (2 of which have already been completed) and painting of 4 Units. Once all Units have been re-roofed they will concentrate on continuing to get all Units painted the new color. As of the beginning of the year, 29 buildings have been re-roofed, leaving 14 buildings to be done at a rate of 4 – 5 per year

#### **Old Business – Highlights from 2010**

Joe Kush then spoke to the homeowners. He thanked Monte; 57 maintenance requests had been completed in 2010. Spruce Circle has 20 Units all have been converted; Oak Circle has 14 Units all have been converted; Juniper Circle has 32 Units all but 6 Units have been converted; Ponderosa Circle has 20 Units all but 6 have been converted with units 81 & 82 having just been completed. All roof conversion should be completed in the next 3-4 years at most. The painting has been completed on 9 Units; 4 Units scheduled to be painted the new color this summer. Plans for 2011

include to beatification of the entryway to Spruce Circle. Also, cinders will be added on every street where the dirt has started to show through and in driveways where the snow plows had removed the cinders. We have received 12 maintenance requests, some of which are left over from last year but will be taken care of this summer.

### **Old Business – White Mountains Home Helper Inc Report**

Monte Kuxhausen began by saying he appreciates the cooperation the Board gives 24 hours a day 365 days a year. Also expressed a thank you to the Homeowners for their patience; with limited time and budget they are not always able to get to everything all the time as fast as they would like to. Priority is being put on maintenance requests that have rolled over from last year. Those will begin next week. Monte thanked the Board and Homeowners again. Joe Kush mentioned that maintenance schedules on every Unit where available at Positive Change.

Monte noted the extra cold winter we had, and the number of broken pipes in the Units. He wanted to make sure homeowners were aware that if they don't have shutoffs or drains down low outside the house, they are in the crawl space. Just draining your pipes isn't enough; pipes need to be blown out to prevent water from settling in low spots, freezing and breaking the pipe. Doug Doyle recommended shutoffs and drains be moved outside if they are currently located in the crawl space.

President Wagner began by reminding homeowners to winterize their homes. Check newsletter for tips on doing this if you are not going to have a professional winterize your home. This winter was a difficult time due to the extreme cold.

Jack continued with saying 67% of the roofs have been converted. We are doing what we said we where going to do; We are following our plan for painting and decks. Monte and Joe are working on this along with maintenance requests that come in. They do a great job!

### **Board Candidates**

President Wagner reminded the homeowners that we have a new member running for the Board, Wes Nielson. There were three homeowners running Wes Neilson, Peter Sorenson running for re-election 2<sup>nd</sup> term along with Jack Wagner. Doug Doyle and Joe Kush are completing their two year term.

There were no further nominations from the floor.

### **New Business – Rules and Regulations updates, status of revising CC&Rs**

President Wagner began by stating the Rules and Regulations and CC&Rs are several years old. They were reviewed by the Association's Attorney and the Board has a two page document on things that we should be pursuing as far as modifying the CC&Rs. We are moving forward. The CC&Rs will eventually change but there is no set date. A vote of homeowners will be taken before the changes can be permanent.

Introduced Candice as a new member at Positive Change.

### **New Business – Volunteer committees/awards**

Jack Wagner and the Board thanked the many homeowners for their volunteer efforts to help with landscaping; cleaning, etc to keep the development is such good shape. It's greatly appreciated!

**New Business – Transfer Fees**

President Jack Wagner stated that there is now a limit HOA's can charge for transfer fees. Doug Doyle said previously Mountain Pine Estates HOA charge \$525 for transfer fees this will be modified to charge the maximum allowed which is \$400. The new law goes into effect on July 1, 2011.

**New Business – Open discussion**

Dale Schian, Unit 86 brought up Pinetop Lakes fees. Doug Doyle mentioned that Mountain Pine Estates is not legally part of Pinetop Lakes and have no control over the dues paid to use the facilities. Dale also brought up a possible revision of the annual assessment once the roofs have been completed. Doug Doyle said the plan is to accelerate the painting of the Units before a revision to the assessment of the dues is made.

President Wager said all major work has to be completed by licensed contractors, and we require them to turn in a quote; multiple quotes are received for the each job

Doug Doyle noted that Spruce Circle will be getting resealed this summer. If any homeowners want to get there driveways done it will be much cheaper to get it done along with the resealing on the. Please fill out a Maintenance request form or call Positive Change if you are interested. Hatch Paving will do the resealing and send you the bill. Monte added to please just have people who live on Spruce Circle call for resealing their driveways.

**New Business – Election Results**

Sixty (60) ballots were cast and counted. The following were elected to fulfill a two (2) year term:

- Wesley Nielsen, Unit #9
- Jack Wagner, Unit #36
- Peter Sorenson, Unit #76

**Adjournment**

The meeting adjourned at 11:09 pm.

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Jack Wagner, President

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Date