

EMERGENCY MEETING  
PINON HILLS HOA  
9/16/10

An emergency meeting of the Pinon Hills HOA was called as there was the possibility that it would have to cease existence if no officers were able to be found to keep it in operation. Dick Cuyler led the meeting as the spokesperson for the Ad Hoc committee that had formed to try to save the HOA.

Asa Geiger had to resign as he moved from Pinon Hills due to health, Shirley Detmer moved due to her duties as a caregiver and Jim Bonga will be a source only. At present we have no officers for the HOA. There are currently 250 houses in Pinon Hills and 44 dues paying homeowners. If the present HOA is disbanded it would require a new set of rules to reestablish one. Tract C was ceded for a cistern. If the HOA folds it would automatically go to the Fire District and they could do whatever they want with the property even sell it.

There are three options before us:

- Let the HOA fold
- Try to regroup and get it going
- Just hold in place

It was felt that allowing the HOA to fold is not an option. Fire Protection is the best reason for continuing the HOA. With the HOA we have the ability within reason for the preservation of the community environment if someone wants to build something controversial. It is a possibility that real estate values will drop without an HOA. Realtors have stated that the HOA is a good selling point. The HOA has done much in the past although it may not have been as noticeable to all members, we need to look at what the HOA could do and be in the future. What do we want of the HOA? Communication is the key for the HOA. Small “block party” type meetings could be held to help gather information.

The Fire Chief spoke. He noted that grantwriting for the cistern we want to install on Tract C is still being worked on. Chris Bainbridge, with the department, is in charge of looking for grants. If anyone has any sources please contact Chris. Nestle was mentioned as a possibility and at this point all options are open. Mitigation is very important. Some grant money may be available to help with mitigation efforts. Pinon Hills, Methodist Mountain and Three Elks are on this grant. If needed someone could come to your house from the Fire Department to show viability of mitigation. A Community Awareness Guide should be out to all homeowners by the end of the year.

Early notification is key to getting a fire under control. If needed, Fire Department members can come to your house and check your fire alarms and replace batteries as needed. The cistern will greatly enhance the ability of the Fire Department to fight fires in Pinon Hills. There is great pressure coming from the location of the cistern and would provide all the water necessary in a short time. An ISO rating would probably change for our properties with a cistern of at least 30,000 gallons – from a 9 to a 5 – providing a substantial savings in insurance. The cistern that is wanted would actually be two 25,000 cisterns with a solar driven well to keep them full.

Back to the meeting. Dick asked if anyone would step up and take the offices of the HOA: President, Vice President and Secretary/Treasurer. The following are your volunteers: Dick Russell, President; Trish Cullinan, Vice-President; Sharon Adcock, Secretary/Treasurer. Motion was made to accept these volunteers, seconded and passed.

It was requested that a letter of gratitude be sent to all three former officers expressing our thanks and gratitude for a job well done. It was moved and seconded and passed to do so.

It was suggested that a Mitigation Ad Hoc Committee be appointed. The officers will look into this.

Jeanine Frazee volunteered to draft a fact sheet to be handed out to all homeowners to show what is happening.

Sharon K. Adcock  
Secretary/Treasurer