

AHHOA's Notes from Community meeting with Mayor Morrissey  
August 12, 2022. In Attendance 76

1. The Mayor said he sets up committees to look into selected issues. Perhaps there could be a committee/task force to deal with the Hillcrest issues. Or for "HOA Relations," or to evaluate Town communications with citizens.
2. The Mayor says an issue like the division of lot 147 would probably have to end up in court.
3. Someone said that the Alpine Heights roads are not capable of taking additional traffic without breaking down. The Mayor said proper road construction is a big issue that the whole Town is faced with.
4. someone asked whether the Town has to use its own building codes for a new water tank.
5. Someone said the Alpine Heights neighborhood would be ruined for walking and hiking if the roads become full of through traffic.
6. Someone noted that additional people would bring an increase in crime, particularly if it's intensive development.
7. Someone pointed out that the land selected for a second tank off Hillcrest would require 2.4 miles of pipes to reach Mesa Del. A tank on an airport site would be almost the same distance. He also noted that the town's own documents say the tank on Hillcrest is needed to supply water to Granite Dells.
8. Someone pointed out that extending Hillcrest for a new development would make it a through street connecting Tyler Parkway and the 260.
9. Someone asked if the Mayor can tell us what the Town's stand is on these issues.
10. The Mayor said he is trying to start the process of getting the Town to begin meeting with the HOA.
11. Someone said they specifically bought their house because it is on a dead end street. He added that any development should require the developer to reimburse the town whatever it costs for the archeological survey.
12. Someone asked why the Town would buy a lot because it's suitable for a water tank, then trade it for land that is less suitable? The town paid a premium price and ended up with a sub-premium property. He added that when he asked questions about these issues to the town office of planning and zoning, they appeared to know nothing about them.

13. Someone pointed out that lot 147, as part of the HOA, can legally only be used for a single family home.
14. A representative of the neighborhood on Maranatha reminded everyone their road is private. It was given up by the town in 2003, and since then the neighbors have paid property tax on their portions of the road, and have paid \$50,000 to maintain and improve it. They will fight any effort to change their road.
15. Someone asked the Mayor if the other Town Council members know about this issue. He answered that they do. He added that he is taking all these notes to the Council members. He said the HOA members would have an opportunity to speak at the August 25 Council meeting, if they sign up to speak under the “call to the public.” Speakers would each have 3 minutes to describe their concerns.
16. Someone asked if the Town Council has discussed this issue, and the Mayor described the rules governing when the Council may speak about together in public or private.
17. Someone asked if there was any way to prevent the issue from being placed on the “Consent” portion of the agenda, which would limit discussion.
18. Someone said that if the town found that lot 147 was “not suitable” for a water tank, would it be possible for the town to buy the lot again, return it to the HOA, return it to its original boundaries, and sell it for a single family home.
19. Someone said Arizona law says a property cannot be land-locked. Any developer would have to go to a judge to decide about exit routes, and would have to prove that the decision was in the community interest.
20. someone said that the sale and re-drawing of the lot was done with none of the required consultation or consent of the HOA. Why shouldn’t the town be required to start again and do it in public.
21. Someone asked if a title company had signed off on the transfers. HOA board members said that from the deeds it appeared that Pioneer Title had recorded the transactions “as a courtesy,” and did not offer title insurance.
22. Someone asked if there was any way to determine if any of the Town staff or Council had a financial interest in the development of the 14 acres. The audience applauded heartily.

23. Someone asked if there was any way for the HOA to make the cul de sac at the end of Hillcrest a private road. The Mayor said they could apply to create a private road.
24. Someone asked how, if the town approved the Alpine Heights subdivision and its boundaries, they could secretly change it? Ellen Tresnak said that in a meeting Sheila DeSchaaf had told her the Town has that authority.
25. Someone asked if the Mayor was going to tell the other Council members that the Alpine Heights HOA is “furious.” He said he would do so.
26. An HOA member said he had been a professional state archeologist, and after reviewing the presentation prepared for the town for the July 11 agenda, he was concerned that the Water Department was proposing to pay for a phase 3 survey, when the contractor had not yet completed phases 1 or 2, or reported them to the State authorities as required. He was also concerned that the proposal did not provide budget lines for the estimated price. The proposal sounded as if the Water Department was assuming a result they had not yet documented.
27. Someone said it boils down to fact that the Acting Town Manager and Town Lawyer have stated that Lot 147 is out of the HOA, and there is nothing the HOA can do about it. A Board member stated that the town should be aware that the HOA will take legal action if necessary. The HOA Board is obligated to defend the HOA on issues like this.
28. The Mayor repeated that the HOA members have the right to attend Council meetings when this is on the agenda and to sign up as speakers.
29. Someone said he was concerned because the town circumvented its own process to avoid the more difficult procedures involved with pursuing eminent domain.
30. The HOA members asked about next steps, and Cathy Hines said a summary of the meeting concerns would be circulated to HOA members, and people would be encouraged to select issues that they would be willing to sign up and speak about at the August 25<sup>th</sup> Town Council meeting. Ellen Tresnak asked if everyone present had provided an email, and all said yes, with one exception, who will be contacted on paper or phone.
31. The members thanked the Mayor for meeting with them, and he offered to meet any time we needed to.