

PINE MEADOWS COUNTRY CLUB ESTATES
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MINUTES OF THE BOARD OF DIRECTORS MEETING

September 21, 2019

The Regular Monthly Meeting of the Board of Directors was held on September 21, 2019 at the Navajo County Government Complex.

1. The meeting has attended by Kathy Young, John English, Maria Bauman, Lori Hughes and Phil Sanders. Steven Feola, acting as counsel to the Board, was also present.

2. The Minutes of the August 17, 2019 Minutes as amended were upon motion made and seconded by unanimous vote of the Board, the August 17, 2019 Minutes were approved.

3. The Treasurer's Report for the time period beginning July 31, 2019 and ending on August 30, 2019, was presented to the Board by Lori Hughes. After a discussion of the contents of the financial report, upon motion made and seconded, the financial report was unanimously approved.

4. The Board next discussed appointment of a Vice President to fill the vacancy of Kathy Young who ascended to the presidency as a result of Bill Johnson's resignation. Upon motion made and seconded by unanimous vote of the Board of Directors, Maria Bauman was appointed Vice President to fill the remaining term of Kathy Young.

5. A discussion was held regarding recent complaints received by members concerning grass growing on individual lots and in the county road easement. After a discussion regarding this issue, the Board has decided that grass on individual lots will not be subject to letters sent by the Board to clear or cut the grass and that grass is viewed differently by the Board than dead and dying trees.

6. The Board next discussed a modification to Plan Approval Form to add a construction commencement date. Lori take care to amend the Plan Approval Form to add a construction commencement date.

7. A discussion was held regarding the proposed letter to be sent to all members concerning the use of our sewer system. Steve will modify the letter and prepare and send the letter over Kathy's signature to all members. It was suggested that a "P.S." be added to the bottom of the letter thanking the members for the positive response to the dead and dying trees letter.

8. The Board next discussed the situation concerning the use of the home on Lot 87 as a short-term rental (i.e. Airbnb). Steve will revise the letter to the owner, which was previously

approved but not sent. The letter will reflect the assessment of a \$1,500 fine for the owner's violations of our CC&R's.

9. A discussion was held concerning delinquent annual dues. Steve was asked to write a letter to the owner of Lots 78 and 81 asking that payment be made. A letter will also be written to the owner of Lot 11 regarding their delinquent dues.

10. A discussion was next held regarding the storage or parking of boats and small trailers on individual lots. The issue of whether to write letters to homeowners concerning small boats and trailers must table until the October meeting scheduled to be held on October 19, 2019.

11. Steve was asked to write a letter to the owner of Lot 55 because the manner in which his propane tank has been installed (vertically) and the fact that the propane tank is not camouflaged or covered in a manner approved by the CC&R's.

12. The next meeting will be held on October 19, 2019 at 9:00 a.m. at the County Complex.

13. There being no further business to be brought before the Board, upon motion made, seconded and by unanimous vote, the meeting was adjourned.

Steven Feola, Counsel to the Board of Directors
Pine Meadows Homeowner's Association