

PINE MEADOWS COUNTRY CLUB ESTATES

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MINUTES OF THE BOARD OF DIRECTORS MEETING

April 17, 2021

OPEN MEETING

The April 2021 Regular Board of Directors Meeting was held on April 17, 2021 at the Heber-Overgaard Fire District Station, Overgaard, Arizona 85933 at 9:00 a.m.

1. Present were Phil Sanders, Lori Hughes, Tim Morgan, John English and Maria Bauman. Absent were Gerry Funk and Bill Kelley

2. Phil Sanders called the meeting to order and a quorum was announced. Kathy Young, a member/guest, attended the meeting by telephone.

3. The October 17, 2020 Board Minutes were discussed and by a unanimous vote, were approved.

4. The Treasurer's Report received and considered during the October 17, 2020 meeting was discussed and by unanimous vote, approved.

5. John next presented the Architectural Committee Report including the completion of the shed on Lot 3 and the fact that it was scheduled to be painted weather permitting. There were no further Architectural Committee matters to be discussed.

6. Steve Feola then brought the Board up to date on his contacts with Diane Hunter and Rick Evans of High Country Septic Solutions (the operator of the sewer plant hired by Diane Hunter). Rick informs me that the sewer plant was operating satisfactorily. He did indicate that he believed that the sand filter bypass project paid for by Diane Hunter has been helpful in reducing potential outages and reducing maintenance requirements. Rick did inform Steve that there was an additional laundry list of improvements that he would like to see made to the sewer plant which would enhance it longevity. He estimated the cost of the additional improvements to be in the \$10,000 to \$15,000 range. Steve asked that Rick discuss these projects with Diane and also asked that he (Rick) let him know Diane's position regarding payment for the suggested improvements.

Diane Hunter informs me that there was a recent increase in interest shown in either purchasing the golf course or purchasing property owned by her around the golf course (but not in the "flood plain"). She indicated that she had 5 or 6 recent inquiries, 2 or 3 of which expressed an interest in rehabilitating the golf course. She could not be more specific because negotiations were just beginning. Steve mentioned to Diane that previously some concern had been raised by homeowners regarding the presence of all-terrain vehicles on the golf course. Steve pointed out that not only are they noisy and disturb the peace of our residence, Steve mentioned that it could create liability for Diane Hunter if any individuals, especially children, were injured while using her property with her knowledge (although not with her consent).

Steve then advised the Board that he discussed “long-range” plans with Diane noting that there are and would be homes surrounding the golf course and homes in our development for the next many years, if not decades, and he asked if she had a “succession plan” for the sewer plant in the event it could not be sold. Diane indicated to Steve that she would think about it and would like to have further discussions with me or the Board.

7. Lori then provided an updated real estate report regarding sales of homes and lots in the development. Finally, Steve discussed the Board’s concern regarding the appearance of the sewer plant including the fence enclosing the equipment. Diane promised to look into it and get back to Steve prior to the May 2021 meeting.

8. The Board next discussed various problems and issues concerning violations of our CC&R’s. Specifics concerning member names and lots appear in the “Executive Session” Minutes of this meeting.

There being no further business to be brought before the Board for its Open Meeting, the Open Meeting was adjourned. The next meeting will be held on May 15, 2021 at 9:00 a.m. at the Heber-Overgaard Fire Department.

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