

## **PINE MEADOWS COUNTRY CLUB ESTATES**

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### **MINUTES OF THE BOARD OF DIRECTORS MEETING**

**August 15, 2020**

#### **OPEN MEETING**

The August 15, 2020 Regular Board of Directors Meeting was held at the Heber-Overgaard Fire District Station, Overgaard, Arizona 85933.

1. President Phil Sanders called the meeting to order at 9:00 a.m.
2. Present at the meeting were Phil Sanders, Maria Bauman, Lori Hughes, John English, Tim Morgan and Steve Feola, acting as counsel to the Board. Board Member Gerry Funk was absent. Based on the number of Board Members present, a quorum was announced.
3. Two guests were present during the Open Meeting portion, Susan Bao and Kathy Young.
4. The first order of business was to consider the Minutes of the Annual Meeting held on July 18, 2020. After a brief discussion, upon motion made and seconded, the Minutes of the Annual Meeting held on July 18, 2020 were approved.
5. The Board next considered the Treasurer's Report prepared Lori Hughes for the time period spanning July 30, 2020 through July 31, 2020. After a brief discussion, upon motion made and seconded, the Treasurer's Report was unanimously approved.
6. John English then presented an Architectural Committee Report regarding construction plan of a residence on Lot 89. The details of John's report appear in the Executive Session of this meeting.
7. With regard to unfinished business from the June 27, 2020 Meeting, the new Board Members of Phil Sanders, Maria Bauman, Lori Hughes, John English, Tim Morgan and Gerald Funk were confirmed. The new Officers are: President – Phil Sanders, Vice-President – Maria Bauman, and Secretary-Treasurer – Lori Hughes.
8. The Board decided to prepare a new list of lots containing dead and dying trees or other shrubbery. The letters would then be sent by Steve Feola. Steve Feola did note that the presence of dead and dying trees, especially during the year's long drought conditions, have been a common and consistent problem. Steve did mention that in past years our Membership has been cooperative and responsive to letters requiring removal of dead and dying trees and shrubs.

9. The Board next discussed liability insurance and Steve announced that “United States Liability Insurance Company of Pennsylvania has provided coverage for directors and officers liability. The local agent is Genrose Insurance Agency through its agent Joshua Kuhn (480-456-0327).

10. Next, guest-member Susan Bao addressed the Board expressing her beliefs that sales in our development and possibly even property values are being negatively impacted because our CC&R’s do not permit RV parking or storage, nor do our CC&R’s permit fencing to enclose lots or portions of the lots that could be used to confine dogs, etc. (i.e. dog runs). The Board explained that lots in PMCC are generally not large enough to allow RV parking but that RV parking would be allowed if the homeowners designed their home so that there was a RV parking garage constructed on their property. The Board also explained to Susan Bao its historical position regarding fencing and “dog runs” surrounding our lots or portions of our lots. The Board has determined that people who purchase homes in PMCC should be aware of the CC&R prohibitions at the time they purchase their property.

11. Susan then expressed frustration over how the location of the Annual Meeting was handled. The Board explained to Susan that it was originally scheduled to be held at the Navajo County Complex. That was the location that has been used for several years prior to the “COVID-19” pandemic. It was then explained that since the Navajo County Complex was closed, it was then moved to the Heber-Overgaard Fire Station, but due to space and participant limitations imposed by the Fire Department just days before the meeting was to be held on July 18, 2020, the meeting had to be moved to Tall Timbers Park and was held outdoors. The Board did explain to Susan that the last minute change was posted on the website and that individuals were posted both at the Navajo County Complex and the Heber-Overgaard Fire Department to advise any attendees that the meeting location had been moved to Tall Timbers Park. The Board acknowledged that confusion did occur just prior to July 18, 2020, but felt that the “COVID-19” situation created a unique situation that hopefully will not be repeated. Susan Bao then suggested for subsequent years that perhaps “Zoom” could be used for future meetings.

12. Kathy Young then addressed to the Board, expressing her concerns about the ownership and operation of the sewer plant. It was noted during the meeting that the sewer plant is running satisfactorily and has been managed and run satisfactorily since Diane Hunter took over as the owner of the sewer system in September 2018. Diane has been using Rick Evans of High Country Septic Solutions to operate and manage the plant. The Board will attempt to obtain additional information from Diane Hunter regarding current plans, if any, to sell the golf course and sewer system and whether any “upgrades” or improvements are planned to the plant.

13. As part of its discussion concerning new business, it was noted that a “mistletoe” infestation apparently was occurring in the development. The Board at the present time has decided to take no action with regard to this issue except to recommend that homeowners consult landscaping experts or tree experts regarding removal and destruction of mistletoe from their trees.

14. The Board next discussed the most recent sewer breakdown that occurred on or about July 25, 2020. Diane Hunter and Rick Evans notified the Board that a pump was “jammed” due to feminine hygiene products being flushed down a toilet. The Board then noted the fact that several, if not many times since September 2018, we have consistently cautioned and instructed our homeowners over the proper use of the sewer system, including a strict prohibition against flushing “Swiffer” cellulose pads, paper towels and feminine hygiene products or even facial tissues. All members have been cautioned (on at least several prior occasion) that if these items are flushed down toilets they will cause damage to the sewer plant components. Again, this portion of the minutes is a “plea” to all of our members who read them to properly use our sewer system and not flush anything down the toilet that could cause damage to the sewer components.

15. There being no further business to bring before the Board during the Open Meeting, upon motion made and seconded, and by unanimous vote, the meeting was adjourned. The next Regular Meeting is scheduled for September 19, 2020 at 9:00 a.m. at the Heber-Overgaard Fire Station.

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