

# **PINE MEADOWS COUNTRY CLUB ESTATES**

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

**October 16, 2021**

### **OPEN MEETING**

The October 2021 Regular Board of Directors Meeting was held at the Heber-Overgaard Fire District Station, Overgaard, Arizona on October 16, 2021 at 9:00 a.m.

1. President Phil Sanders called the meeting to order at 9:00 a.m.
2. Board Members Phil Sanders, Maria Bauman, Gerry Funk and Bill Kelley were present. Board Member John English was absent. Steven Feola, counsel to the Board, attended the meeting by phone.
3. There were no Member Guests present.
4. The first order of business was to review and discuss the proposed Minutes of the September 18, 2021 Meeting. The Minutes were discussed and by motion made and seconded, the Minutes were unanimously approved.
5. The next order of business was to consider the Treasurer's Report prepared by Lori Hughes dated October 16, 2021. Discussions were held between the Board Members and after the discussions were completed, a motion made and seconded, the Treasurer's Report was unanimously approved.
6. There was no Architectural Committee activity to report.
7. The next order of business to be discussed was whether the Board wished to schedule a Special Meeting in order to consider Amendments to the CC&R's or whether to wait for the Annual Meeting to be held in July 2022, to include an Amendment to the CC&R's as part of the Annual Meeting. Discussion was held regarding the September 20, 2021 letter from Steve Feola which included a draft of a proposed Amendment that would authorize the Board to impose a fine against Members for violations of the CC&R's, which violations and fines were not otherwise specified in the CC&R's (i.e. currently there is a specific fine designated for Members that violate the short-term rental prohibitions already contained in our CC&R's).
8. After a considerable discussion regarding the relative benefits of attempting to modify the CC&R's in line with the September 20, 2021 suggestion by Steve Feola, it was decided thereafter this issue be tabled and raised again during the first meeting of 2022, to schedule for April 16, 2022.

9. The Board next discussed the apparent progress that has been made with regard to the removal of dead or dying trees but that a new and revised list would be prepared so that Steve can send out letters to those lots/homeowners that require removal of dead and dying trees.

10. Steve then advised the Board of his discussion held with Rick Evans of High Country Septic Solutions at 8:00 a.m. on October 16, 2021. Rick confirmed that he remains as the operator of the plant for Mr. Koberna and that the plant is running satisfactorily. Rick indicated that he has not received any new authorization or authorizations for any upgrades or improvements to the sewer plant from Mr. Koberna. Rick emphasized that as it stands now the plant continues to operate satisfactorily.

11. The next meeting has been scheduled for April 16, 2022.

There being no further business to be brought before the Board during its "Open Meeting", on motion made and seconded, the meeting was adjourned.

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