

PINE MEADOWS COUNTRY CLUB ESTATES

HOA MEETING AGENDA

04-17-2021

Open Meeting

Location: Heber-Overgaard Fire District Fire Station, 9:00am

2061 Lumber Valley Rd, Overgaard, AZ 85933

Masks highly recommended but not required, as per HOFD COVID-19 protocol, no more than 15 attendees allowed, distance seating.

Roll Call: Need 3 regular board members and/or alternates for any decisions @ meeting

1. Members Present:
2. Quorum met?
3. Others/Guests Present: Gale Lewis requests to speak, Kathy Kroupa via phone

Approval of Minutes: Review and approve last OPEN meeting minutes for corrections (done previously via email)

1. Motion to approve, second: October 17, 2020 Meeting Minutes (previously done via email)
2. Approval to post general 10-17-2020 OPEN meeting minutes to PMHOA website (done previously via email and posted)

Treasurer's Report:

1. Review financial Report, questions?
2. Request and discuss shifting of funds:
 - Acct: Capital Account xxxx1498 (\$7,577.83 per current financial report)
 - Acct: Reserve Account xxxx1608 (\$25,456.34 per current financial report)
 - Acct: Community Checking xxxx5747 (\$10,709.08 per current financial report)

? Transfer \$5,000.00 from Checking (xxxx5747) to Capital (xxxx1498) and \$3,000.00 from checking to Reserve Account (xxx1608). HOA dues for 2021-2022 will continue to accumulate into the checking account.
3. Motion to approve, second: Treasurer's report

Architectural Committee Report:

1. No current requests to approve.
2. Motion to approve, second: Architectural Committee report

Unfinished Business:

1. revisit complaint by a resident about a large box trailer regularly stored on **lot 91**, prior to last session October, 2020. Was given a verbal warning 3-2021. Discuss ? wait until "dead tree list" is made up to see if he resolves on his own?
2. Discuss ongoing/new developments re: maintenance and repairs to sewer plant/golf course property.

New Business:

1. Complaint of apparent construction debris and box trailer on **lot 69** that has been present for longer than a month. Violation of provision #9, CC&Rs and also #16 of the Plan Approval Form that requires building waste to be removed on a weekly basis.
3. Complaint of very bright front porch lights **lot 22** continuously on during the night. Violation of provision #18, CC&Rs requiring exterior lighting to be shaded so as not to be a nuisance to any other lot owner.
4. Volunteers to scan community lots for dead trees, shrubs and fire-prone debris & other obvious violations.
5. Discuss PMCC sign issues. Rotten, broken wood, reference to Country Club care of area surrounding and up to lot H-001.
6. Concerns by attending guests/community members, if any?

Next Scheduled HOA Meeting: May 15, 2021. Exact date and location TBA closer to the date.

Adjourn OPEN HOA Meeting:

There being no further business to be brought before the Board, the OPEN meeting is adjourned, motion made and seconded. Dismiss guests/community members at large. Proceed to the EXECUTIVE SESSION of the Board of Directors to follow.