

PINE MEADOWS COUNTRY CLUB ESTATES

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MINUTES OF THE BOARD OF DIRECTORS MEETING

May 15, 2021

OPEN MEETING

The May 2021 Regular Board of Directors Meeting was held on May 15, 2021 at the Heber-Overgaard Fire District Station, Overgaard, Arizona 85933 at 9:00 a.m.

1. The following Board Members were present: Phil Sanders, Lori Hughes, Bill Kelley, Gerry Funk and Tim Morgan. Maria Bauman appeared by telephone. Also present by telephone was Steven Feola.
2. Guests in attendance were Elizabeth Jacobs and Kathy Young.
3. Phil Sanders called the meeting to order at 9:00 a.m. and a quorum was present and announced.
4. The April 17, 2021 Minutes of the Board of Directors was approved by unanimous vote.
5. The April Treasurer's Report was received, considered and discussed. By unanimous vote of the Board, the Treasurer's Report was approved.
6. An update prepared by John English, of the Architectural Committee, was provided to the Board by Phil Sanders. John reports that the plans for construction of a home on Lot 89 were submitted and approved.
7. The Board next asked Steve to prepare and send a letter to all members regarding violations of the CC&R's that pertain to exterior lighting. Steve advised the Board that he would do so.
8. The Board then provided Steve with a list of lots that had dead or dying trees. The Board asked Steve to send letters to those specific owners. The lot numbers are identified in the Executive Session Minutes.
9. The Board then noted a continuing violation of the CC&R's by storing/maintaining a box trailer on a lot. Because it pertains to a specific lot owner, the lot number and identity of the owner is reflected in the Executive Session Minutes.
10. The Board next discussed repairing the entry sign for Pine Meadows Country Club Estates. The Board then decided to attempt to repair/rebuild the sign and if not possible that it

would be removed. A decision on whether to replace the sign was tabled for the next meeting. Tim Morgan graciously volunteered to try to repair the sign.

11. Steve reported to the Board that he had contacted Navajo County regarding needed repairs and maintenance to the roads in our development. It had previously been reported that cracks were appearing in the road surface and that weeds were growing up through the cracks. Steve reported that Navajo County promised to send out an inspector by June 30, 2021 to see if repairs would be made and if so when.

12. The Board next decided to schedule the Annual Meeting for July 25, 2021 at Tall Timbers Park. Lori will arrange to reserve a section of the park for our meeting. Steve will then send out the necessary notices pursuant to our CC&R's.

13. Steve then noted that the following Board Members and Alternates were up for reelection in 2021: Tim Morgan, Maria Bauman, Jerry Funk & Bill Kelley. All agreed to have their name placed on the ballot.

14. The Board then asked Steve to write a letter to the general membership soliciting candidates for the up-and-coming election.

15. Guest member, Elizabeth Jacobs, asked the Board for recommendations to have her lot cleaned up and names were provided to her as a possible resource.

16. Steve then brought the Board up to date on his conversation with Rick Evans who noted that the sewer plant was running satisfactorily and that the recent renovations, including the bypass of the sand filter, had, in his opinion, alleviated stress on the system and that the maintenance requirements appeared to be reduced.

- a. Rick then notified Steve that Diane had approved funding for some needed renovations/repairs including replacement of the fence enclosing the plant, placement of a shed within the enclosure and construction of a "lean-to" within the enclosure for purposes of storing tools and equipment so that the general appearance of the sewer plant enclosure would be improved.
- b. Rick Evans then informed Steve that in his opinion there was no danger of the treated water storage pond overflowing even anticipating a busy summer season. Rick Evans pointed out that the existing storage pond which holds treated water had 4 or 5 feet of "free board" or existing storage capacity before it would reach full capacity. Rick also pointed out that there existed a second storage pond into which treated water would flow if the first storage pond reached capacity. The second pond was completely dry and empty and it had a capacity of several hundreds of thousands of gallons.
- c. Rick assured Steve that the wastewater was being treated and tested in accordance with the permit requirements by sending water samples 3 or 4 times

a week to Holbrook for testing and that the test results were satisfactory and being submitted to ADEQ as required.

- d. Finally, Rick discussed with Steve his intention to talk with Diane about further improvements to the equipment so that the plant reliability would be enhanced. Rick told Steve that if Diane approved the improvement expenses, he would let Steve know.

17. The Board next scheduled the June Meeting for June 19, 2021 at the Heber-Overgaard Fire Station.

There being no further business to be brought before the Open Meeting portion of the Board Meeting, upon unanimous vote, the meeting was adjourned.

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