

## **PINE MEADOWS COUNTRY CLUB ESTATES**

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

**September 18, 2021**

#### **OPEN MEETING**

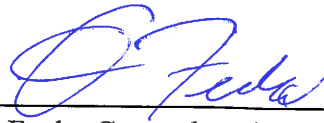
The September 2021 Regular Board of Directors Meeting was held at the Heber-Overgaard Fire District Station, Overgaard, Arizona on September 18, 2021 at 9:00 a.m.

1. President Phil Sanders called the meeting to order at 9:00 a.m.
2. All Board Members were present except Gerry Funk.
3. Guests present were Bill Gorman (owner of Lot 87 & 88) and Jill Rable (owner of Lot 86).
4. The first order of business was a review and discussion regarding the Minutes of the August 21, 2021 Meeting prepared by Steve Feola. After discussion and upon motion made and seconded, the Minutes of the August 21, 2021 Board of Directors Meeting were approved.
5. The next order of business was to consider the Treasurer's Report prepared by Lori Hughes. After discussion and some questions asked of Lori, upon motion made and seconded, the Treasurer's Report was unanimously approved.
6. The next order of business to be discussed was the continuous and continuing problem of dead and dying trees and shrubs on lots. Board Member, Phil Sanders, agreed to tour the development and from the public roads take note of any lots with dead and dying trees and provide that list to Steve Feola so the form letter can be sent. The Board did note that in the past numbers have been very receptive to removing dead and dying trees with a few exceptions that will be discussed during the Executive Session of this meeting.
7. John next presented the Board with an Architectural Committee Report. There was nothing new to report since the August 2021 Meeting. John did note that one of the residences was repainted without Architectural Committee approval but the Board wanted to take no action against the homeowner.
8. The Board next discussed the possibility of submitting through the Members by special election a proposed modification to our CC&R's. Steve is going to prepare a draft of the proposed changes to the CC&R's for discussion by the Board at the final meeting of the year to be held on October 16, 2021. The purpose of the Amended CC&R's is to provide authority to the Board of Directors to assess a continuing fine against any homeowners for continuing violations of the CC&R's after appropriate notice had been given to correct any such violations.

9. Steve then brought the Board up to date regarding contact with Rick Evans, the operator of the sewer plant and his discussions with Diane Hunter. Steve noted that Rick Evans reported that the sewer plant is running satisfactorily and that his services had been retained Rick Koberna, the new owner of the golf course, clubhouse, the sewer plant and surrounding property. The Board then discussed inviting Mr. Koberna to our October Meeting and if he could not attend, if you are willing to do so, perhaps a Special Board Meeting to meet with Mr. Koberna. Diane Hunter told Steve that she was working on hiring counsel to affect the transfer of ownership from the sewer plant to Rick Koberna or his business entity.

10. The next and last meeting of the year will be held on Saturday, October 16, 2021.

There being no further business to be brought before the Board, upon motion made, seconded and by unanimous vote, the public portion of the meeting was adjourned.



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