

PINE MEADOWS COUNTRY CLUB ESTATES
MINUTES OF THE ANNUAL MEMBERSHIP MEETING
July 16, 2022

(Visit our website at AZpinemeadowshoa.com)

OPEN MEETING

The Annual Meeting of the Pine Meadows Homeowners Association Membership was held on July 16, 2022. The meeting was held at the Heber-Overgaard Fire Department.

1. The meeting was attended by 47 members including the Board of Directors.
2. The Board of Directors present included Jerry Funk, Tim Morgan and Maria Bauman. Steven Feola was also present as counsel for the Board.
3. Because of Phil Sanders' absence, the Board asked that Steven Feola conduct the meeting.
4. The meeting was called to order at approximately 9:20 a.m.
5. The first order of business was to review the Minutes of the Annual Meeting held on July 31, 2021. These Minutes were provided to the Membership through the Association's "website". After a brief discussion and upon motion made and seconded. The Minutes of the Annual Meeting held on July 31, 2021 were unanimously approved.
6. The next order of business was to review and consider the Treasurer's Report for the period spanning July 31, 2021 through July 16, 2022. There was a general discussion and several questions of the members present were asked and answered. Upon motion made and seconded, The Treasurer's Report was unanimously approved.
7. There was no Architectural Committee Report. Based on questions from the members present, Steve Feola noted that there were approximately 85 homes in the development and that there remained only approximately 9 lots available to be sold for building. The other lots in the development were owned by members who also owned a home at the development. There were favorable comments about the recent increase in the values of the homes, especially during the Spring and Summer of 2020 through 2022.
8. With regard to unfinished business, there was general discussion led by Steve Feola regarding what has become a perennial problem of dead and dying trees and the need for members to maintain and clean up their lots. Steve noted that the continuing drought has taken its toll on the vegetation in the development. Steve also noted that periodically members are notified by letter that their lots had dead trees on them that had to be removed and that generally the response by the homeowners who received such letters was positive and the lots were cleaned up promptly.

Steve also noted the need to control and clean up after our dogs and he also noted that there was a Navajo County leash law.

Next, there was a general discussion regarding the entry sign that recently fell over. Steve explained that the Board's position was that the sign would be removed and not replaced. Steve noted that the sign for many years was located on property owned by the golf course owner; first Diane Hunter and thereafter through Rick Koberna or one of his limited liability companies. It was determined that the expense to replace the sign was not worth it and therefore the remnants of the sign would be removed.

The members present then had numerous questions regarding the condition of and an update on the golf course and sewer plant. Steve explained that our organization did not have, and never had, an ownership interest in the golf course nor the sewer plant. Steve explained that Rick Koberna and Mr. King Hall attended a Board Meeting in May 2022 and during that Board Meeting, Mr. Hall stated that the intention of ownership was to restore the golf course but operate it as a private golf facility, not open to the public. Mr. Hall mentioned a possible business affiliation with "Ben Hogan Golf" and that the Pine Meadows golf course would be used as a training facility. Mr. Hall mentioned that there was an intention to construct multifamily or "lodge style" housing as part of the redevelopment plan. Mr. Hall nor Mr. Koberna indicated any plans to redevelop the clubhouse and restaurant.

A discussion was next held regarding the sewer plant and Steve discussed the recent correspondence he received from the Attorney General's Office dated June 13, 2022, which accompanied a Notice of Violation letter regarding the sewer plant dated April 7, 2022. The "NOV" letter was sent by the Arizona Department of Environmental Quality (ADEQ) through its employee, Andrew Kelly (Ground Water Protection Inspection and Compliance Unit). Mr. Kelly can be reached at (602) 771-8712. Any members who want to contact him should refer to Ponderosa Environmental Systems, Inc. Notice of Violation dated April 7, 2022, and provide Mr. Kelly with the case number (**Case ID#: 204131**). Steve then related a conversation he had with AAG, Mr. Jeffrey D. Cantrell, who indicated that the matter of the ownership of PES, whether in the name of Diane Hunter or Rick Koberna or one of his LLC entities, was being addressed directly with Mr. Koberna and that Mr. Cantrell expected the problems reflected in the Notice of Violation (NOV) dated April 7, 2022 to be resolved within the next several months. He indicated that apparently the plant was presently running satisfactorily.

Steve made a recommendation to the Board of Directors that they contact the Membership to see if committee of approximately 3-5 members could be formed for purposes of overseeing and monitoring through public records what if any construction activity was going to occur on the golf course property in terms of construction permits, etc. and to also keep in contact with the Arizona Department of Environmental Quality (ADEQ) to be sure that ownership of the sewer plant was transferred and that the plant was being satisfactorily administered, operated and maintained.

9. Steve then asked if any new business was to be presented by those members present and there was none.

10. Steve then explained that the meeting would be adjourned and that the Board Members (not having a conflict of interest) would count the ballots and report back the results. Steve noted that the members could await the results (usually takes 30 to 60 minutes) or that they could leave and the results would be announced in the Minutes of the Meeting which would be posted on the website.

11. Upon motion made and seconded, the Meeting was adjourned.

12. It was noted that no members present waited for the results and therefore the Membership Meeting was not reconvened after the ballots were counted.

13. Based on the ballot count, the following Candidates were elected Regular Board Members:

- a. John English
- b. Bill Kelley
- c. Donald Leonard

The Alternates are Timothy Morgan and Phil Sanders.

The Board wishes to thank Joseph Studnick for allowing his name to be placed on the ballot, however, Mr. Studnick did not receive enough votes to elect him as a Regular or Alternate.



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