

PINE MEADOWS COUNTRY CLUB ESTATES
MINUTES OF THE ANNUAL MEMBERSHIP MEETING
July 31, 2021

(Visit our website at AZpinemeadowshoa.com)

OPEN MEETING

The Annual Meeting of the Pine Meadows Homeowners Association Membership was held on July 31, 2021 at 9:00 a.m. The meeting was held in the main pavilion of the Tall Timbers Park.

1. The meeting was attended by 31 members including the Board of Directors.
2. President Phil Sanders called the meeting to order at 9:00 a.m.
3. Phil Sanders then asked if there were any members present who had not mailed in their ballots. One ballot for Lot 69 was handed in and it was included in the ballot count. (See below)
4. The first order of business was to review the Minutes of the Annual Meeting held on July 18, 2020. After a brief discussion and upon motion made and seconded, the Annual Minutes of the July 18, 2020 Meeting were unanimously approved.
5. The next order of business was to review and consider the Treasurer's Report for the 2020-2021 fiscal year. After discussion and questions from the members present, all of which were answered by Lori Hughes, upon motion made and seconded, the Treasurer's Report was unanimously approved.
6. John English provided the Annual Architectural Report. There are approximately 87 homes now built in the development. Lori pointed out that there 2 homes currently under construction (as part of the 87 homes). There were no questions or comments from those in attendance.
7. Steven Feola then provided a report to the members concerning the recent sale of the golf course to Rick Koberna. The report included the fact that Mr. Koberna purchased the golf course, the clubhouse and the sewer plant. Steve Feola reported that according to Rick Evans of High Country Septic Solutions (who operated the sewer plant for Diane Hunter) he was retained by Mr. Koberna to continue to operate the sewer plant. The Board and the Members present agreed that Mr. Evans, since September 2018, had done a good job operating the plant and fixing, repairing, or replacing components as necessary to keep the plant operational or restore operations in the event of a breakdown. Steve reported that he had not spoken directly to Mr. Koberna but there had some rumors that Mr. Koberna was planning to build condominium units on that portion of the property fronting on Mogollon Drive. Mr. Koberna was invited to the Annual Meeting but was unable to do so. Mr. Koberna will be invited to the next Regular Board Meeting to be held

on August 21, 2021. Mr. Koberna has stated to other Board Members that he intends to renovate and begin operations of the golf course once again. Although Mr. Koberna was not present, all of the Members present wish him the very best of luck as the consensus of those present appeared to be that an operating golf course and clubhouse would be a very nice amenity to our community.

8. Steve Feola then brought the Members up to date regarding his contact with Navajo County concerning repairs and maintenance to our roadways. It has been observed that there were several cracks in the roadway throughout the development out of which weeds/grasses “were sprouting”. Navajo County had promised to take care of the problem by June 2021, but had not yet done so. Steve will follow up with Navajo County to find out when we are on the schedule for road repairs.

9. Phil Sanders then discussed some of our continuing and continuous issues such as Members not “picking up” after their pets and Members maintaining their lots so as to remove dead and dying trees and vegetation. The consensus of our Board is that our Members, for the most part, do a good job in maintaining their property especially when reminded by a letter from the Board that there are dead and dying trees on their lots. This is a continuing problem especially during the years of drought that we have experienced (happily Monsoon 2021 appears to be an exception to the drought years).

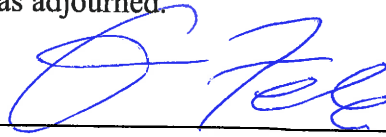
10. The next issue to be brought up was the damaged entry sign announcing the location of Pine Meadows Country Club. Because the sign is located on property owned by Mr. Koberna, he has not yet given us permission to repair, replace or remove the sign. This issue was tabled until the next Regular Board Meeting.

11. A lengthy discussion then ensued between the Board and the Members regarding potential changes to the CC&R’s. It was noted that there present throughout the community boats, ATVs and trailers of varying description and size being stored on our lots in violation of our CC&R’s. The discussion centered around whether the Board should seek an amendment to the CC&R’s to specifically prohibit such items. A consensus at the meeting seemed to be that we should not be more specific in our CC&R’s but continue to rely on the existing language of the CC&R’s. One member noted that if we restrict the size of boats to, for instance, 18 to 20 feet, then a member who has a 21-foot or a 22-foot boat could argue that there is really no distinction between the prohibitions of our CC&R’s and the current activity or storage on a specific lot. These issues will be discussed further at Regular Board Meetings and the Board will report back to the Membership.

12. Phil Sanders then announced the results of the election. As a result of the election, Maria Bauman and Jerry Funk are Regular Board Members and Bill Kelley and Tim Morgan are Alternates.

13. The Board has urged all those in attendance to visit our website frequently to be brought up to date on news and other current events.

There being no further business to be brought before the Membership, upon motion made and seconded, by unanimous vote, the Meeting was adjourned.



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

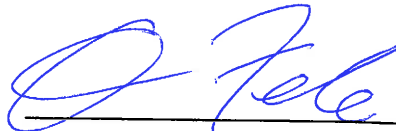
LATER

The Board decided not to have an Executive Session Meeting. Also, the Board elected as its Officers the following:

Phil Sanders, President

Maria Bauman, Vice President

Lori Hughes, Secretary Treasurer



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