

PINE MEADOWS COUNTRY CLUB ESTATES

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MINUTES OF THE BOARD OF DIRECTORS MEETING

October 15, 2022

OPEN MEETING

The Regular Board of Directors Meeting for October 2022 was held on October 15, 2022 at the Heber-Overgaard Fire Station.

1. President Phil Sanders called the meeting to order at 9:00 a.m.
2. The Board Members present Phil Sanders, Tim Morgan and Joe Studnek. Board Members Maria Bauman and Bill Kelley appeared by phone. Steven Feola acting as counsel for the Board of Directors also appeared by phone. There was one HOA Member present.
3. The first order of business was to review the Minutes of the September 17, 2022 Meeting. After a brief discussion and upon unanimous vote, the Minutes of the September 17, 2022 Meeting were approved.
4. The next item of business was to review and discuss the Treasurer's Report prepared and submitted by Don Leonard. After a full discussion regarding the contents of the October 2022 Treasurer's Report, upon unanimous vote of the Board, the Treasurer's Report was approved.
5. During the meeting, a disagreement occurred between Board Members including Don Leonard. Mr. Leonard abruptly left the meeting. In an E-mail sent by Don Leonard shortly after he left the meeting (but while the meeting was continuing) indicated that he was immediately resigning as the Treasurer of the Board of Directors.
6. Because of the importance of the role played by the Treasurer of the Board of Directors, the Board then discussed his replacement. By unanimous vote, Gerard Funk was voted in as the Treasurer of the HOA. Further, by unanimous vote, the Board authorized Gerard Funk and Phil Sanders to be named as authorized signers on all bank accounts held in the name of the Homeowners Association with the National Bank of Arizona. The Board also authorized use of a copy of these assigned Minutes to present to the National Bank of Arizona verifying that Gerard Funk and Phil Sanders will be added as authorized signers on all Pine Meadows Homeowners Association accounts.
7. The next item of business was to discuss the Architectural Committee Report. Because Gerard Funk was absent from the meeting, no Architectural Committee Report was provided.

8. The next item of business was a discussion regarding the current status of the ownership of the sewer plant as well as any reported maintenance or operational failures. It was reported that the sewer plant seems to be operating satisfactorily, however, the issue of ownership is still not resolved. A discussion was held regarding the results of the Trustee's Sale conducted in Holbrook, Arizona concerning certain parcels of land previously sold by Diane Hunter to Rick Koberna or one of his entities. Steve will contact Assistant Attorney General, Jeffrey Cantrell, Esq., and/or Andrew Kelley to obtain an update on the status of a transfer of ownership as well as an update on the status of repairs necessary to comply with the April 7, 2022 Notice of Violation (NOV).

9. The next item of business was some general housecleaning matters including obtaining the key to the post office box from Lori transferring the name of the post office box into Phil Sanders and Lori Hughes' name. A copy of these Minutes may be used to present to the Postmaster to transfer the post office box into their names.

10. The next item of business was a discussion to consider holding Board Meetings every month throughout the year. Currently, Board Meetings are held from April through October. By a vote of the Board of Directors extending the Board Meetings to 12 months each year was rejected.

11. The next item of business to be discussed was whether the Board should retain the services of a management company. Lori Hughes had previously provided the name of HOAMCO. Phil Sanders was going to contact that company to see how much it would cost and what services they could provide. The Board was favorably inclined to retain the services of a management company, especially in light of recent developments.

12. The next Board Meeting is scheduled for April 15, 2023 at 9:00 a.m. at the Heber-Overgaard Fire Department.

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



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