

PINE MEADOWS COUNTRY CLUB ESTATES
MINUTES OF THE ANNUAL MEMBERSHIP MEETING
July 18, 2020

(Visit our website at AZpinemeadowshoa.com)

OPEN MEETING

The Annual Meeting of the Members of the Pine Meadows Homeowners Association was held on July 18, 2020 at 9:30 a.m. Because the Navajo County Government Complex was not available to hold the meeting as a result of the COVID-19 pandemic and because the meeting could not be held at the Heber/Overgaard Fire Department, the meeting was held outdoors at the Tall Timbers Park.

1. There were 21 members present including the Board of Directors.
2. The Board of Directors present were Phil Sanders, Bill Kelley, John English, Kathy Young, Lori Hughes and Maria Bauman. Steven Feola, not a member of the Board was also present serving as counsel to the Board of Directors.
3. President Kathy Young called the meeting to order at approximately 9:40 a.m.
4. Kathy Young introduced the Board of Directors.
5. Based on the number of members present and the number of ballots received by mail (57 ballots were cast either by mail or personally prior to the commencement of the Annual Meeting). President Kathy Kroupa declared that a quorum existed and therefore the Regular Meeting would proceed.
6. A motion was made to approve the Minutes of the July 20, 2019 Annual Meeting. After a brief discussion, the motion was seconded, and by unanimous vote of those present, the July 20, 2019 Minutes were approved.
7. Lori Hughes then presented the Financial Report to the members. Several questions were asked and after a brief discussion, upon motion made and seconded, the Treasurer's Report was unanimously approved.
8. A discussion, including questions regarding ownership of the golf course and sewer system and whether any potential purchasers existed. There were also questions about the general operation and condition of the sewer plant (PES). Steve Feola provided an update regarding these issues including the fact that he has kept in contact, approximately monthly, with Diane Hunter and also with the "licensed operator" of the sewer plant hired by Diane Hunter, Rick Evans, of "High Country Septic". Steve reported that Diane stated to him that there were presently no

interested parties in purchasing the golf course. Steve also reported that Diane told him, as did Rick Evans, that the sewer plant was operating satisfactorily under Diane Hunter's ownership and the management by Rick Evans. At the suggestion of one or more members present, Diane Hunter's contact information including her address and phone number will be listed on our website – "AZpinemeadowshoa.com".

9. A general discussion was then held regarding the issue of short-term rentals of one or two owners in the development. Kathy explained that letters have been sent to at least one homeowner regarding the use of her home as a short-term rental and advertising it through "Airbnb" or "Vrbo". Steve explained that the offending property owner had received a letter and a fine had been assessed for her violation of the CC&R's regarding short-term rentals. Steve also pointed out that a second homeowner, after receiving the letter, promised not to use his home as a short-term rental.

10. Further discussions occurred regarding general complaints/problems that the Board and homeowners generally confront during the year (and year after year) including noise complaints, barking dogs, unleashed dogs, fireworks, etc. Steve explained to those present that Board Members are just that, Board Members, but they are also neighbors and friends. For that reason, our CC&R's closely parallel Navajo County regulations regarding noise, unleashed pets, fireworks, etc. and we uniformly recommend that homeowners first and foremost try to work the matters out directly with their neighbor and if they are unable to do so, to contact the sheriff.

11. A discussion was next held regarding proper use of the sewer system. Steve pointed out that in the past sewer equipment and components such as pumps, etc. broke down or failed due to improper use of the sewer plant. Steve noted that letters had gone out on several occasions to the members providing guidance on the proper use of the sewer plant. In sum and substance that each member must be careful not to flush such items as cellulose pads, Swiffer pads, paper towels or even tissues down the toilet. Steve pointed out that there had not been a sewer rate increase (currently \$147 quarterly for homes) in well over 10 years. The Board felt that the \$147 quarterly charge was reasonable and the Board urged all members to cooperate in first paying their sewer assessments on time, and secondly, not to abuse the system by flushing down their toilets any items other than human waste and toilet paper.

12. Next, a discussion was held regarding lot clean up and the perennial problem of dead and dying trees. It was explained to the members that periodically an inspection of the development was made from the public roadways and that when dead or dying trees were noted on a lot, letters were sent. Steve noted that in the past we have had very good cooperation in having lot owners clean up their lots, however, it is a continuing problem due to the unending drought conditions.

13. Lori next gave a presentation regarding the "website" as it is presently configured and plans for future expansion, etc. The Board and the members expressed their great appreciation to Lori for creating and maintaining it. It is a valuable tool and is the best way for members to keep informed as to current and important developments regarding our homes and lots.

14. A question was then fielded from the members about maintaining a directory of E-mails for all homeowners. It was pointed out that efforts in the past had occurred but that because we are a voluntary Board and only meet approximately 9 months a year, it was and remains difficult to keep such a directory current and accurate. It was determined that the best way to keep in contact with homeowners was through correspondence and the website created by Lori Hughes.

15. Kathy then noted that a brief recess would be taken and that the ballots would be counted. She noted that those homeowners that did not wish to stay for the announcement of the new Board Members and Officers could learn of the results from our "website".

16. Based on a counting of the ballots, John English was elected as a Regular Board Member, Lori Hughes was elected as a Regular Board Member, Phil Sanders was elected as a Regular Board Member. Gerry Funk and Tim Morgan were elected as Alternates.

17. Based on a motion made and seconded, by unanimous vote of the members, the meeting was adjourned. Kathy announced that a brief Board Meeting would be held.

LATER

A Board Meeting was held immediately following the adjournment of the Annual Meeting. At the Board Meeting, Phil Sanders was elected President, Maria Bauman was elected Vice President, Lori Hughes was elected Secretary-Treasurer. At the request of the Board, Steve Feola will stay on for the next year as counsel to the Board.

The Board scheduled the next meeting for August 15, 2020 at the Heber/Overgaard Fire Station.

An "Executive Session" was not held.

There being nothing further to be brought before the Board Meeting, upon motion made and seconded, by unanimous vote, the Board Meeting was adjourned.

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