

**PINE MEADOWS COUNTRY CLUB ESTATES**

**(Visit our website at [AZpinemeadowshoa.com](http://AZpinemeadowshoa.com))**

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**August 21, 2021**

**OPEN MEETING**

The August 2021 Regular Board of Directors Meeting was held at the Heber-Overgaard Fire District Station, Overgaard, Arizona 85933 on August 21, 2021 at 9:00 a.m.

1. President Phil Sanders called the meeting to order at 9:00 a.m.
2. The Board Members present were Phil Sanders, Lori Hughes, Gerry Funk, John English and Maria Bauman. Bill Kelley and Tim Morgan were absent. Steve Feola acting as counsel to the Board of Directors attended the meeting by telephone. Based on the number of Board Members present a quorum was announced.
3. There were no guests at the Open Meeting portion of the meeting.
4. The first order of business was to consider the Annual Membership Meeting Minutes of the Annual Meeting held on July 31, 2021. With the correction to paragraph 6 being made, the Minutes of the Annual Meeting held on July 31, 2021 were approved.
5. The next order of business was to consider the Treasurer's Report prepared by Lori Hughes. After discussion and questions, the Treasurer's Report for August 2021 was approved.
6. Lori announced that 100% of our HOA dues have been paid except the owner of a single lot whose name will be disclosed in the Executive Session of the Board Meeting.
7. John provided an Architectural Committee Report and noted that 2 new houses were awaiting County approval of their plans to begin construction. John noted that the owner of Lot 56 will be submitting plans to enclose his back patio. The Board noted that the total project square footage is approximately 140 square feet.
8. With regard to unfinished business:
  - a. Phil Sanders noted that Rick Koberna, the new owner of the golf course and sewer plant advised him that he was not ready to attend a Board Meeting but will do so in the future.
  - b. The Board suggested that Steve write a welcoming letter to Mr. Koberna offering our cooperation to the extent legally permissible and to notify him of our concerns regarding any transition issues concerning the ownership of the sewer plant. The Board asked Steve to provide the Board with copies of relevant letters and documents. Steve

noted that he would provide the Board with a copy of our ADEQ Permit, the April 5, 2001 Recorded Contract between Jim Tench and the predecessor to Overgaard Springs Ranch which specifically prohibited the sewer plant owner from accepting new sewer connections without the written approval of OSR, and finally, a copy of the 2018 Settlement Agreement reached between Diane Hunter and PMHA.

c. Steve then informed the Board that he had been in contact with Rick Evans of High Country Septic Solutions who is the operator of the sewer plant. Rick Evans reported to Steve that he is operating the plant on behalf of Mr. Koberna, and that he hopes to continue to do so in the future.

d. Steve then suggested that the Board may be interested in soliciting volunteers to act in a monitoring function regarding the sewer plant, especially the transfer of ownership from Diane Hunter to Rick Koberna and thereafter to monitor any requests made to the County for building permits concerning any construction projects contemplated by Mr. Koberna. Steve suggested that he send copies of the relevant contracts to Mr. Koberna but the Board asked Steve to hold up on that letter and that the matter would be taken up at the September 2021 Meeting.

e. The Board reported that all homeowners had complied with the latest "dead tree removal" letter but that some lots have developed new dead trees including Lot 35. The Board hoped that the recent monsoon rains would reduce the amount of frequency of the appearance of dead and dying trees.

9. The next meeting was scheduled for September 18, 2021 at 9:00 a.m.

There being no further business to be brought before the Board during the Open Meeting portion, the meeting was adjourned.

---

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