

PINE MEADOWS COUNTRY CLUB ESTATES

(visit our website AZPineMeadowsHOA.com)

MINUTES OF THE BOARD OF DIRECTORS MEETING

April 15, 2023

OPEN MEETING

The regular Board of Directors meeting was held at the Heber-Overgaard Fire Station at 9:00 am on April 15, 2023

President Phil Sanders called the meeting to order at 9:00 am

1. There were two members present, Phil and Joe Studnik with Maria Bauman attending the meeting via telephone. Steve Feola was present as council to the Board.

2. Guests present including Bill and Caryl Gorman (088A-H), Bill Johnson (030-A-H), Jim and Lori Hughes, (102A-H), Danny Bush (108-H), Burt Johanson (099-H), Patty Lipeika (001-H), Bernie Kellstein (051-H), Kathy and Tom Young (027-H), and Bruce Klewer (107-H).

3. The first order of business was to review and approve the minutes from last October 15, 2022. After a short discussion a motion was made to accept the minutes, seconded, and unanimously approved.

4. Treasurer's Report-The next order of business would have been to review the Treasurer's report which should be by HOAMCO, the company who now does our finances. Because they were waiting for some more documentation from us, they were unable to produce them at this time. When they are available to us we will make them available to the community upon request. Phil Sanders explained why we were going with HOAMCO.

5. Architectural Committee(AC) Report-The head of the committee, Jerry Funk was not present so no report was made. One question was asked that being if one were to repaint their fascia the same color, do they need permission from the AC? The answer is no you don't.

6. Next, Steve Feola, our legal counsel, gave an extended explanation of the workings of the sewer plant from its inception to our current state. Basically at this point because of Steve's efforts, the state is keeping a close eye on the operation of the plant and are holding the owner/operator of the plant up to state standards.

7. New or Unfinished business

When we/I explained we were shorthanded on the board, Bill Johnson volunteered to help out and was voted in by the board.

8. Bruce Klewer also noted he was a former CPA and would be willing to look at our finances if we needed someone to do that.

9. It was noted someone on the board needs to do a regular driveby to look for violations Someone suggested we call the county to condemn the house that has been vacant for years

10. A suggestion was made we call A & G about selling the sewer plant to the board.

11. A request was made that we contact the county about mowing a swath between the street and our properties(which actually belongs to the county).

12. Phil Sanders made another pitch to those present of a need for new board members this year. Most are ending their terms on the board so new members are necessary. If someone is interested, please send in your bio (a brief description of your background, how long you've lived here, your interest in being on the board) and we'll gladly put you on the ballot.

13. Notice was made that our next meeting will be May 20. 2023 at the Heber-Overgaard Fire Station at 9:00 am

With no other questions asked, motion was made and seconded the adjourn the meeting.

EXECUTIVE SESSION

One of the board members had to leave before the session began so not having a quorum, no executive session was held.