

PINE MEADOWS COUNTRY CLUB ESTATES

(visit our website at AZPineMeadowsHOA.com)

MINUTES OF THE BOARD OF DIRECTOR'S MEETING

Saturday May 20, 2023

OPEN MEETING

The regular Board of Director's meeting was held on May 20, 2023 at the Heber-Overgaard Fire Station.

1. President Phil Sanders called the meeting to order at 9:00 a.m.
2. Board members present are Phil Sanders, Jerry Funk, Joe Studnek, Bill Kelley, Maria Bauman, Bill Johnson and Tim Morgan.

HOA member guests present are Kathy Kroupa, 2245 Fairway (027-H); Bill and Caryl Gorman, 2237 Birdie Way (088A-H); Bob and Ellen Zawidsky, 2239 Fairway (024-H); and Jim and Lori Hughes, 2231 Eagle Lane (102A-H).

3. The first order of business was to review the minutes of April 15, 2023 (previously sent to Board members via email). After a brief discussion, the meeting minutes were unanimously approved and seconded.
4. The next item of business was to discuss the Treasurer's report; accounting is now being performed by HOAMCO management services with Jerry Funk acting as Board Treasurer and both he and Phil as authorized signers for the Board. It was noted by Phil that HOAMCO has only recently deposited into their account, the initial \$1,000.00 check (start up funding to transfer services to them). It was decided to allow more time to pass to complete the transfer of accounting and that the financial report, when it becomes available, will be available to members online upon request. Mr. Zawidsky, who moved here from Bison Ranch, stated that his former HOA uses HOAMCO as well and suggested persons Bill Carnes and Shelly as alternate contact persons should the Pine Meadows Board have difficulties in communication. It was further suggested that HOA member, Bruce Klewer (107-H), who has CPA experience, if he would be interested in managing HOA finances.
5. The next item of business was to discuss the Architectural Committee's report. Jerry notes there are several small home improvement projects currently taking place; all have been approved. There are currently no new homes being built, and there are 5 homes currently up for sale.

6. A discussion was then held regarding the upcoming annual community meeting and elections. It was noted that the HOA Board may have a few upcoming vacancies of incumbents and is desperately in need of a Secretary and a Treasurer. The ballots with voting instructions must go out no later than June 15, 2023 and hopefully will recruit community members to participate as part of the HOA Board. It is hoped that along with new Board members, qualifications/skills such as leadership, architectural, engineering, bookkeeping, secretarial, "people skills", etc., will emerge to fill some of the vacancies. Those interested would be encouraged to submit a brief bio to the Board as soon as possible.
7. Guest concerns are that that some homes in the community may be being used as short term rentals. The Board has recently become aware of changes in State legislation governing short term rentals, and more decision making has been passed to individual cities and counties. In light of this, it was discussed that the Board research rules specifically for Navajo County and if HOA CC&Rs prohibiting short term rentals would supersede. It was decided that letter be sent to our community to remind homeowners that short term rentals are currently prohibited in our community CC&Rs.

Other suggestions to include in the general letter to the community to increase a sense of "neighborliness" include:

- what to flush or not flush down our toilets
 - dog etiquette and Navajo County ordinances
 - speeding vehicles to slow down
 - being aware of bright porch lights to facilitate a "dark sky" community
8. It was noted that a pile of dead brush in the driveway at the home on lot #010-H. Since many people are in the midst of Spring yard clean up, it was decided no action would be take at this time.
 9. It was brought up that the home on lot 078-H/081-L appears to be unoccupied or abandoned and the grass quite high, creating fear of fire hazard. It was suggested that in addition to the Board taking action, that those concerns also be shared with the County. There is a quick link in the "resources" section of the website to an online complaint form. More on this topic during the Executive Session.
 10. There was not a continuing discussion of the state of the sewer plant as there is no new information, as of this date, to inform the community of.
 11. The next Board meeting is scheduled for Saturday, June 17, 2023 at the Heber-Overgaard Fire Station.

There being no further business to be brought before the Open session of the Board of Director's meeting, a motion was made, approved and seconded, to adjourn and dismiss the community members and proceed to the Executive session.