

PINE MEADOWS COUNTRY CLUB ESTATES
MINUTES OF THE BOARD OF DIRECTORS MEETING

August 19, 2023

OPEN MEETING

The Regular Board of Directors Meeting was held on August 19, 2023 at the Heber-Overgaard Fire District Station, located at 2061 Lumber Valley Road, Overgaard, Arizona 85933.


1. President Bill Johnson called the meeting to order at 9:00 a.m.
2. Board Members present were Bill Johnson, Mike Finney and Jeff Ford. There being three Board Members present, a quorum for the Open Meeting was declared.
3. There were approximately 9 other guests/members present.
4. The first order of business was the approval of the Minutes of July 15, 2023. The Minutes were unanimously approved.
5. The second order of business was a review of the vote to increase the HOA dues. The results of the vote were 48 yes votes and 27 no votes. Bill Johnson indicated the increase did not pass, as the State rule requires that 51% of all lot owners needed to vote and the total needed to pass was 57 votes. The current contract with HOAMCO ends on August 31, 2023 and will not be renewed.
6. Bill Johnson indicated that Treasurer Bill Gorman resigned.
7. Bill Johnson moved to appoint Lori Hughes as Treasurer, along with someone to assist her. Upon unanimous vote of the Board, the Motion was approved.
8. Bill Johnson moved to appoint Dodi Bailey as assistant to Lori Hughes. Upon unanimous vote of the Board, the Motion was approved.
9. Bill Johnson advised the Board and guests/members that Dodi Bailey is his daughter and of her qualifications to act as assistant to Lori Hughes.
10. Bill Johnson moved that Dodi Bailey be compensated for her work with the Board and be paid \$250.00 per annum. Upon unanimous vote of the Board, the Motion was approved.
11. Dodi Bailey will focus on all financials, dues and tax submissions. Lori Hughes will focus on land transfers, property issues and the HOA website.
12. Bill Johnson moved/nominated Gale Lewis to be appointed to the Architectural Committee. Upon unanimous vote of the Board, the Motion/Nomination was approved.

13. Bill Johnson moved to create a Compliance Committee, responsible for surveying the community and drafting letters of compliance. Upon unanimous vote of the Board, the Motion was approved.
14. Bill Johnson moved to appoint Jeff Ford and Joe Studnek to head the Compliance Committee. Upon unanimous vote of the Board, the Motion was approved.
15. Discussion was held regarding the vacant Beck property (Lots 78 & 81), located at 2249 Double Bogey Way, and the fact that several complaints had been filed with Navajo County to no avail. It was noted that Steve Feola previously reached out and also sent letters to the surviving heirs and/or beneficiaries regarding the state of the property.
16. Bill Johnson moved to have the Compliance Committee take photos of the property and contact the heirs and/or beneficiaries telephonically advising them they have 30 days to effect repairs on the property or the Board will hire someone to complete the repairs and bill the heirs and/or beneficiaries, in accordance with the CC&R's.
17. Discussion was held regarding the need to refurbish and/or create a new community sign to replace the one that was located at the entrance to the golf course. Additionally, it will be necessary to have the sign relocated to the right-of-way since the golf course property is no longer part of the community. It was determined that Mark Clemens had previously mentioned taking on the refurbishing of the sign. Bill Johnson will reach out to Mark Clemens to discuss further.
18. Discussion was held regarding what is currently being done with the golf course clubhouse and the fact the parking lot has been torn up. Bill Johnson indicated there have been rumors regarding the clubhouse but he has no verified information to report.
19. Discussion was held regarding the sewer and the fact the owners are currently in litigation with a hearing to be held on September 7, 2023. Steve Feola will attend the hearing and provide the Board an update after the hearing. Jeff Ford indicated he will reach out to Steve Feola as he would also like to attend the hearing.
20. Discussion was held regarding the fact that no further sewer bills have been mailed out.
21. Discussion was held regarding guest/member concerns regarding the status of the sewer. Bill Johnson advised the current owners of the sewer are properly maintaining it and the State will not let the current owners abandon the sewer. The long-term outcome as to what will happen with the sewer is anyone's guess, but it is hoped the Board will have more answers after the litigation hearing on September 7, 2023.
22. Bill Johnson and Lori Hughes are to be named as authorized signers on all bank accounts with National Bank of Arizona held in the name of the Pine Meadows Homeowners Association. A copy of these meeting Minutes will be authorized and used to present to National Bank of Arizona to verify that Bill Johnson and Lori Hughes shall be added as authorized signers on all Pine Meadows Homeowners Association accounts. Additionally, Phil Sanders and Gerard Funk shall be removed from all National Bank of

Arizona accounts held in the name of the Pine Meadows Homeowners Association.

23. The next Board Meeting is scheduled for September 16, 2023 at 9:00 a.m. at the Heber-Overgaard Fire Department, located at 2061 Lumber Valley Road, Overgaard, Arizona 85933.

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


Michael Finney, Secretary
Pine Meadows Homeowner's Association