

COUNTRYBROOK MEADOWS HOMEOWNERS ASSOCIATION

P.O. Box 25466

Tempe, Arizona 85285-5466

Phone (480) 820-3451 Fax (480) 820-7441

ANNUAL MEETING MINUTES

Thursday February 16, 2023

Peach Church

BOARD MEMBERS PRESENT:

Lorie Eberline, Audrey Harvey
Rita Amado

MANAGEMENT PRESENT:

Camala Hartley

I Call to order

The Annual meeting was called to order by Lorie at 6:30 PM. The meeting was properly noticed and a quorum present with 10 absentee ballots and no homeowners present at the meeting.

II Nominations/ Election

3 Candidates were on the ballot, election was held by ballot. Lorie Eberline, Audrey Harvey, Rita Amado was re-elected to the Board of Directors for 1-year term.

III Review and Approval

The 2021 Annual Meeting minutes from February 25, 2021 was reviewed and approved as presented.

IV Financial Summary

The Financial Summary for the year ending 2022 was reviewed by Audrey. The Financial Summaries presented by KMS were reviewed by the Board, a motion was made, seconded and carried unanimously to accept as true and correct. Audrey requested a charge of \$908.22 in pool/area supplies be reallocated to pool/spa repairs.

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V Open Discussion

- Pool Equipment gate needs to be repaired will not stay closed/locked, KMS manager Camala Hartley will get repaired.
- Pool Lights need to be checked, KMS manager will get a vendor to repair.
- Pool chairs need some attention as the braces are coming lose, KMS manager will find a vendor to repair the chairs.
- The water behind the pool area needs to be turned off and the sprinkler/bubbler need to be disconnected, KMS manager will work with landscaper.
- The homeowner who has their garage door painted grey needs a letter about painting the garage the same color of the body of the home, KMS manager will resolve.

VI. Adjournment

There being no further business before the board a motion was made by Lorie to adjourn the Annual Meeting at 7:05 PM.

Minutes approved and date