

**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**

**Peace 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.



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Minutes approved and date