

# **Countrybrook Meadows Homeowners Association**

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PO Box 25466  
Tempe, Arizona 85285  
(480) 820-3451

**BOARD OF DIRECTORS  
OPEN SESSION MEETING MINUTES  
August 24, 2023**

**Board Members Present:** Lorie Eberline, Audrey Harvey and Rita Amado

**Board Members Absent:** None

**Management Present:** Camala Hartley, Community Manager - Kinney Management

**Homeowner's Present:** No Homeowners present

**Call to Order:** A quorum was established with three (3) out of three (3) Board members present. The Open Session meeting held at the Kinney Management Conference Room was called to order at 5:39 pm by Lorie.

**Minutes:** The minutes were read by Rita, a motion was made, seconded and carried unanimously to approve the April 20, 2023 meeting minutes as presented.

**Financial Report:** The July 2023 Financial Statements were reviewed by the Board; a question on \$1500 spa repairs was discussed as this expense should go into other maintenance this was for the pool lights. A motion was made, seconded and carried unanimously to approve them as submitted.

## **Completed Community Projects**

**Pool Area Issues:** The new pool lights have been installed and according to Rita looks great she adjusted the timer. The pool is getting used and the spa is not used as much. The spa will stay off till homeowners complain since no one is using the spa. The new pool sign was installed and the website has been updated with a picture of the pool area. The board would like to upgrade the tables to a concrete style table with built in chairs, KMS manager gave the board the price and it's too expensive. It was discussed to get a new pool "ring" the old one doesn't have the rope any longer.

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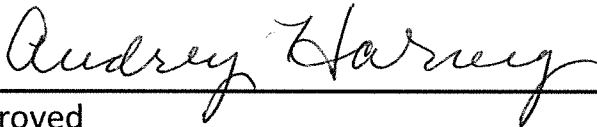
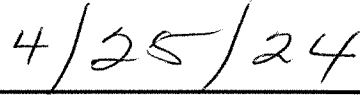
**Additional Items:** It was discussed to put a newsletter and letting the homeowners know about the new website and to start thinking about painting their homes if this has been completed in the last 10-15 years. The slam on the pool gate still needs to get fixed and the bulletin board needs to be rekeyed. The website needs to be updated to 5pm on the meeting time and the pool rules need to be added. It was discussed to paint the pool house in 2024.

**Open Discussion:** No Homeowners present at this time.

**Adjournment:** There being no further business to discuss the meeting was adjourned at 6:21pm.

Respectfully Submitted on Behalf of the Board of Directors for  
Countrybrook Meadows Homeowners Association

Camala Hartley, Community Manager  
Kinney Management Services

   
Approved \_\_\_\_\_ Date \_\_\_\_\_