

**Woodlands Village ROA
Board of Directors Meeting**

April 16, 2018 at 6:30pm
323 S. River Run Road Ste. 1
Flagstaff, AZ

Minutes

Call meeting to order

The meeting was called to order at 6:35 p.m. A quorum was established with the following board of directors present (P) and absent (A)

P	A	P	A
<input checked="" type="checkbox"/>	<input type="checkbox"/> Eugene Komperda, President	<input checked="" type="checkbox"/>	<input type="checkbox"/> Brian Kolb, Director
<input checked="" type="checkbox"/>	<input type="checkbox"/> David Brink, Vice President	<input checked="" type="checkbox"/>	<input type="checkbox"/> Jason Cureton, Director
<input type="checkbox"/>	<input checked="" type="checkbox"/> Brian Lee Wilson, Tres.	<input type="checkbox"/>	<input type="checkbox"/> Vacant
<input checked="" type="checkbox"/>	<input type="checkbox"/> Andrew Zarkou, Secretary		

Also Present:

Katy Kuhns, Community Manager

Member comment period

No members present

Review meeting minutes

The minutes from the February 15, 2018 Board of Directors meeting were reviewed. All board members in attendance approved the minutes as submitted.

Review financial reports

The February - March financial report was reviewed.

Old Business

-The Board discussed advertising the yard sale with the Presidio in the Pines HOA. The Board agreed it was best to keep the events separate.

-Archuletta Ice Cream verbally proposed to SREM that they could provide a limited menu of ice creams for \$2.50 each and the truck charge. The Board was in agreement to have the truck at the event (as opposed to a self-serve ice cream cart) and the limited menu.

-Discussion took place about mailbox maintenance and an estimate was reviewed to have 7 Charms Enterprises perform the necessary maintenance (tightening/adding nuts and bolts). Board member Mr. Brink volunteered to perform the work as he had looked at the maintenance needed and said he could work on a few boxes a time and have the HOA reimburse him for material costs. Mr. Zarkou made a motion to approved Mr. Brink performing the maintenance work after signing a volunteer form, Mr. Cureton seconded the motion and all board members in attendance approved except Mr. Kolb, he was not in favor.

-The Board discussed the hit and run [of the mailbox cluster on Highland Mesa] that took place in January. The Board was in agreement to have the Association send a Notice of Claim to the alleged perpetrator asking that he pay the ROA back for the damage. SREM will work with Mr. Kolb on drafting the letter. All board members in attendance were in favor of sending the letter.

New Business

-High Country Hardscapes (HCH) submitted their contract for landscaping services for the ROA in 2018. The Board requested that SREM obtain additional proposals and have HCH revise their proposal to provide service 2x a month and begin service in June.

-The draft annual report to be filed with the Arizona Corporation Commission was reviewed. Mr. Zarkou made a motion to approve and file the report, Mr. Brink seconded the motion and all board members in attendance approved.

Violations

-The violation report was reviewed.

Next Meeting Date

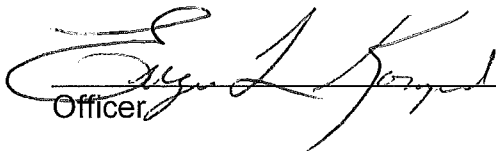
The next meeting will be set for mid May at 6:30pm at SREM.

Meeting Adjournment & Executive Session

A motion was made, seconded and approved to enter executive session per A.R.S. 33-1804 (A) 1,2,3. The open meeting adjourned and executive session began at 7:36 pm.

Respectfully submitted,
Sterling Real Estate Management

Approved by the Board of Directors

	PRESIDENT	5/14/18
Officer	Title	Date