

Woodlands Village ROA Board of Directors Meeting

May 14, 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 checked="" type="checkbox"/>	<input type="checkbox"/> Brian Lee Wilson, Tres. -Left at 7:37pm	<input type="checkbox"/>	<input type="checkbox"/> Vacant
<input type="checkbox"/>	<input checked="" type="checkbox"/> Andrew Zarkou, Secretary		

Also Present:

Katy Kuhns, Community Manager

Member comment period

No members present

Review meeting minutes

The minutes from the April 16, 2018 open board of directors meeting and the May 3, 2018 executive session board of directors meeting were reviewed. All board members in attendance approved both sets of minutes as submitted.

Review financial reports

The April financial report was reviewed, Mr. Brink made a motion to approve the financials as submitted, Mr. Cureton seconded the motion and all board members in attendance approved.

-Discussion took place about investing some of the reserve funds into an index fund. The board did not come to a consensus about the idea of investing in the stock market funds and the topic was tabled indefinitely. Mr. Wilson made a motion to move \$15k out of the operating account into the Alliance Association Bank money market account, Mr. Kolb seconded the motion and all board members in attendance approved.

Old Business

-Landscape maintenance estimates were reviewed and discussed. Mr. Brink made a motion to change landscape companies and use Morning Dew Landscaping this year based on their weekly serve proposal. Mr. Cureton seconded the motion, all board members in attendance approved except Mr. Kolb and Mr. Wilson, they abstained.

-The Board reviewed and email summarizing the City's requirements to be met in order to allow a food vendor at the Ice Cream Social. No action was taken.

-An email from the City Attorney's office regarding the mailbox hit and run was reviewed. The Board agreed to stay the course as previously decided and reach out to the individual who supposedly hit and permanently destroyed the mailbox cluster.

New Business

-Mr. Brink summarized he and SREM's meeting with SuperTree Tree Service and Morning Dew Landscaping (MDL), regarding recommended tree work in the Cliffview common areas. The Board reviewed a new proposal from MDL and an old proposal from SuperTree as well as email feedback from an owner in the Sub Association concerning pine needle clean up. Mr. Brink made a motion to approve MDL to perform the tree maintenance work in the Cliffview common area. Mr. Wilson seconded the motion and all board members in attendance approved. Mr. Wilson left.

Extensive discussion then took place about pine needle clean up. Mr. Brink then made a motion to have MDL perform 1) pine needle cleanup and 2) tree maintenance (totaling two weeks of work) from MDL's Estimate C-18+1493. This will include pine needle clean up along the common fence lines between HOA property and homeowner property in the Cliffview common area and the Highland Mesa common area. Mr. Cureton seconded the motion and all board members in attendance approved.

- Mr. Brink and Mr. Cureton volunteered to cut the oak rhizomes (tree shoots) from the oak groves using pruning shears. This work will not be performed by MDL. All board members were in favor of the board members volunteering so long as they have filled out the proper Volunteer Release form.

Next Meeting Date

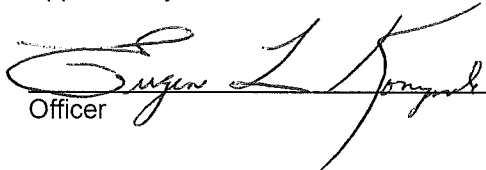
The next meeting will be held on a Monday in July at 6:30pm at SREM.

Meeting Adjournment & Executive Session

A motion was made, seconded and approved to enter executive session per A.R.S. 33-1804 (A) 2. The open meeting adjourned, and executive session began at 7:58 pm. The violation topic to be discussed was tabled until the July meeting. Executive Session ended at 8:0pm.

Respectfully submitted,
Sterling Real Estate Management

Approved by the Board of Directors

	<i>PRESIDENT</i>	<i>7/9/18</i>
Officer	Title	Date