

**Woodlands Village Residential Owners Association  
2019 Annual Meeting**

January 14, 2019 at 6:00pm  
300 W Aspen Avenue  
Flagstaff, AZ 86001

**Minutes**

Call Meeting to Order / Establish Quorum

The meeting was called to order at 6:05pm. A quorum was achieved with owners represented as follows:

Master Association, Woodlands Village owners: 23 in person, 33 by absentee ballot

Sub-Association, Townhomes at Boulder Pointe: 3 in person, 18 by absentee ballot

Sub-Association, The Enclave at Flagstaff: 0 in person, 6 by absentee ballot

The Bylaws of the Association require 10% of the authorized votes to be represented in person or by absentee ballot to establish a quorum.

The following board members were present: Andrew Zarkou, Brian Kolb, Eugene Komperda, David Brink, Brian Lee Wilson, and Jason Cureton; Ms. Katy Kuhns was present representing Sterling Real Estate Management.

Opening Remarks

Board President, Mr. Komperda welcomed all the attending owners and introduced the board members present. A brief recap of the last year took place, noting another decrease in the annual assessment, taking over mailbox maintenance, and discussion the board had about on street parking concerns with the City of Flagstaff.

Review annual meeting minutes

The 2018 annual meeting minutes were reviewed by the owners. A motion was made and seconded to accept the 2018 annual meeting minutes as written. The minutes were approved.

Review year-end financial report

Mr. Wilson reviewed the 2018 year end financials with the owners.

-It was noted that the Association contributed \$15k into the reserve fund and again decreased the annual assessment as the board had planned. A motion to approve the financial report was made and seconded, brief discussion took place and all members in attendance approved.

Woody Way access road, open discussion

-Mr. Wilson, chair of the Woody Way Access Committee, gave a brief update to those present and recognized the volunteer committee members he has been working with. It was anticipated that Woody Way would not be opened for at least another year. Mr. Wilson explained the steps that would most likely take place in order for the road to open; the steps would fall under the requirements of the City. Mr. Wilson and the Committee plan to stay informed of any progress. One member suggested that the Committee look into contacting the GPS mapping applications (i.e Google Maps, Apple Maps) and informing the services that Woody Way is not an open street.

-Brief open discussion took place, topics included were, the Association's ability to amend the CC&Rs in 2025, bulk trash concerns, and clarifications regarding areas of Association [vs. City of Flagstaff] snow removal responsibilities.

Election of director(s)

Mr. Kolb was elected to a three year term. Two positions remain vacant and will be filled by the board of directors.

Meeting Adjournment

A motion was made, seconded, and approved to adjourn the meeting. The meeting adjourned at 7:04 pm.

Respectfully submitted,  
Sterling Real Estate Management

Approved by the membership



Officer



Title



Date