

**Woodlands Village ROA
Board of Directors Meeting**

February 26, 2019 at 5:30pm
323 S. River Run Road Ste. 1
Flagstaff, AZ

Minutes

Call meeting to order

-A motion was made, seconded and approved to enter executive session per A.R.S. 33-1804 (A) 1,3 at 5:37 p.m.

-The open meeting was called to order at 6:21 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"/> David Brink, President	<input checked="" type="checkbox"/>	<input type="checkbox"/> Brian Kolb, Director
<input checked="" type="checkbox"/>	<input type="checkbox"/> Andrew Zarkou, Vice Pres.	<input type="checkbox"/>	<input type="checkbox"/> Vacant
<input checked="" type="checkbox"/>	<input type="checkbox"/> Brian Lee Wilson, Tres. -by phone, left at 9:00pm	<input type="checkbox"/>	<input type="checkbox"/> Vacant
<input checked="" type="checkbox"/>	<input type="checkbox"/> Jason Cureton, Secretary		

Also Present:

Katy Kuhns, Community Manager

Member comment period

No members present.

Parking enforcement

-The Board discussed parking enforcement after having discussion with the Association's attorney. Mr. Brink offered to write up a news brief for the membership, to be reviewed by the board, explaining the position the board is taking on enforcement.

-Mr. Brink made a motion to ask the City to put no parking sections along Highland Mesa Road, Mr. Zarkou seconded the motion. During discussion Mr. Wilson expressed his concerns that no parking sections could make the Woody Way access to the Presidio less problem some. Vote: Mr. Brink was in favor, Mr. Zarkou, Mr. Wilson, and Mr. Kolb were opposed, Mr. Cureton abstained.

-The Board did not come to an agreement on enforcement, it will meet again and review the draft language Mr. Brink offered to put together.

Review meeting minutes

The minutes from the November 8, 2018 Board of Directors meeting were reviewed.

-Mr. Zarkou made a motion to amend the minutes as proposed by Mr. Wilson, Mr. Wilson seconded the motion. Vote: Mr. Zarkou and Mr. Wilson were in favor, Mr. Kolb and Mr. Brink opposed, Mr. Cureton abstained. The motion did not pass.

The minutes from the December 17, 2018 and January 14, 2019 Board of Directors meeting were reviewed.

-Mr. Kolb made a motion to approve both sets of minutes, Mr. Zarkou seconded the motion. Discussion took place, Mr. Kolb withdrew his motion.

-Mr. Zarkou made a motion to approve the November 8, 2018 minutes as written, Mr. Kolb seconded the motion. Discussion: Mr. Wilson objected to how the minutes were characterized, vote: Mr. Brink and Mr. Kolb were in favor, Mr. Wilson opposed, Mr. Zarkou and Mr. Cureton abstained. The minutes were approved as originally submitted.

-The December 17, 2018 and January 14, 2019 minutes were not approved.

-Mr. Wilson formally express his disappointment in what the minutes are portraying. Mr. Wilson made a motion that all meetings be video recorded and then transcribed, Mr. Zarkou seconded the motion. Discussion: points about increased costs and length of meetings were expressed. Vote: Mr. Wilson was in favor, Mr. Kolb and Mr. Cureton opposed, Mr. Zarkou abstained. The motion did not pass.

Review financial reports

-The January 2019 financial report was reviewed.

-Mr. Cureton made a motion to approve Resolution 2018-04, adopting the 2018 budget and 2019 assessment amount as decided by the board on November 8, 2018. Mr. Kolb seconded the motion, no discussion took place. Vote: Mr. Zarkou, Mr. Kolb, and Mr. Cureton were in favor, Mr. Wilson abstained.

Old business

-The Board reviewed the updated scope of work submitted by Morning Dew Landscaping to perform clean up and tree work in the Cliffview common area. Mr. Cureton made a motion to approve the updated scope of work. Mr. Kolb seconded the motion, no discussion, vote: Mr. Zarkou, Mr. Kolb, Mr. Cureton, and Mr. Wilson were in favor.

-Proposed revisions to the Enforcement Procedures were reviewed, and an addition of changing the appeal process to 21 days was made. Mr. Zarkou, Mr. Kolb, and Mr. Cureton approved the revisions, Mr. Wilson abstained.

New business

-New business was tabled.

Violations

-The violation report was reviewed. Discussion took place about the frequency and consistency of the inspections.

Homeowner letters

-Letters from owners were reviewed and SREM was directed on how to respond.

Upcoming dates

-The next meeting was set for March 5, 2019 for 9:30am at SREM.

-The spring yard sale was set for May 18th

-The Ice Cream Social was set for June 8th

Meeting Adjournment & Executive Session

The open meeting adjourned at 9:23 pm.

Respectfully submitted,
Sterling Real Estate Management

Approved by the Board of Directors



Officer

Secretary

Title

4/18/19

Date