

**Woodlands Village ROA
Board of Directors Meeting**

April 18, 2019 at 5:30pm
323 S. River Run Road Ste. 1
Flagstaff, AZ

Minutes

Call meeting to order

The meeting was called to order at 5:31 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"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	David Brink, President		Brian Kolb, Director
<input checked="" type="checkbox"/>	Andrew Zarkou, Vice Pres.		
<input checked="" type="checkbox"/>	Brian Lee Wilson, Tres.		
<input checked="" type="checkbox"/>	Jason Cureton, Secretary		

Also Present:

Katy Kuhns, Community Manager

Member comment period

No members present

Meeting efficiency

-Mr. Brink proposed timing discussions to keep the meeting on track, no formal action was taken to make timed discussion part of meeting protocol.

Review meeting minutes

-The minutes from the December 17, 2018 Board of Directors meeting were reviewed. Mr. Cureton made a motion to approve the minutes, Mr. Kolb seconded the motion. All board members were in favor of approving the minutes except Mr. Zarkou and Mr. Wilson, they abstained.

-The minutes from the January 14, 2019 Board of Directors meeting were reviewed. Mr. Cureton made a motion to approve the minutes, Mr. Kolb seconded the motion. All board members were in favor of approving the minutes.

-The minutes from the February 26, 2019 Board of Directors meeting were reviewed. Mr. Kolb made a motion to approve the minutes, Mr. Cureton seconded the motion. All board members were in favor of approving the minutes except Mr. Wilson, he abstained.

-The minutes from the March 5, 2019 Board of Directors meeting were reviewed. Mr. Cureton made a motion to approve the minutes, Mr. Kolb seconded the motion. All board members were in favor of approving the minutes except Mr. Cureton, he abstained.

-The minutes from the 2019 annual meeting were reviewed.

Review financial reports

The February - March 2019 financial report was reviewed.

-Mr. Wilson made a motion to approve the financial report, Mr. Kolb seconded the motion and all board members in attendance approved.

Old Business

-Board Resolution 2019-01, to reduce the number of directors, was reviewed. Mr. Cureton made a motion to approve the resolution, Mr. Kolb seconded the motion and all board members in attendance approved.

-The Board reviewed the invoice from Morning Dew Landscaping for its work cleaning up the Cliffview common area. Mr. Wilson made a motion to approve payment of the invoice, Mr. Cureton seconded the motion and all board members in attendance approved.

-Review of the Ice Cream Social (ICS) expenses took place, along with the cost for the required insurance for the event. Mr. Wilson made a motion to modify the ICS budget as proposed, Mr. Kolb seconded the motion and all board members in attendance approved.

-The Shed Memorandum from the fall of 2018 was reviewed. Mr. Cureton made a motion to reverse the decision of the board requiring the setbacks to meet the plat map. The motion died. The Board did agree that it would support the decision of the AC when it came to the AC reviewing shed applications.

-Based on previous discussion at the last few board meetings, Mr. Wilson had drafted a board resolution setting forth the Board's position on on-street parking. Mr. Kolb made a motion to adopt Board Resolution 2019-02, Mr. Cureton seconded the motion and all board members in attendance approved.

New Business

- Discussion took place about the Board formally adopting Roberts Rules of Order. No action was taken.
- A contract from Morning Dew Landscaping, for seasonal maintenance, was reviewed. Mr. Wilson made a motion to approve the contract, Mr. Kolb seconded the motion and all board members in attendance approved.
- The proposed annual report to be filed with the Arizona Corporation Commission was reviewed. Mr. Kolb made a motion to approve the report as presented, Mr. Wilson seconded the motion and all board members in attendance approved.

Homeowner letters

- Homeowner correspondence was reviewed and SREM was directed on if/how to respond.

Violations

- The open violation report was reviewed.

Next Meeting Date

The next meeting will be set via an online poll for a date in June at SREM.

Meeting Adjournment & Executive Session

The open meeting adjourned at 7:05 pm.

Respectfully submitted,
Sterling Real Estate Management

Approved by the Board of Directors

	<i>Secretary</i>	<i>6/27/19</i>
_____ Officer	_____ Title	_____ Date