

**Woodlands Village ROA  
Board of Directors Meeting**

September 27, 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)

<b>P</b>	<b>A</b>	<b>P</b>	<b>A</b>
<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.	<input type="checkbox"/>	<input type="checkbox"/> Vacant
<input checked="" type="checkbox"/>	<input type="checkbox"/> Andrew Zarkou, Secretary		

Also Present:

Katy Kuhns, Community Manager  
 Kevin and Jorja Kenney, Owners of Lot 305, left at 7:18pm  
 Trish and Jason Corbet, Owners of Lot 295, left at 7:18pm  
 Robert Hart, Owner of Lot 304, left at 7:18pm

Member comment period

The attending homeowners were present to discuss, with the board of directors, their concerns of the condition of Lot 293. The tenants in the home have been parking vehicles in the gravel side yard, throwing trash in the yard, and parking over 6 vehicles in the street in front of the home. The group of homeowners felt the condition of the property was bringing the property values down and making the area undesirable to live in. Mr. Wilson (who is also the owner of the property) acknowledged the owners concerns and suggested that the Board create rules to enable the association to enforce any violations of the CC&Rs.

Review meeting minutes

The minutes from the July 9, 2018 Open and Executive session Board of Directors meeting were reviewed. All board members in attendance approved the minutes as submitted.

Review financial reports

The July and August financial report was reviewed. Mr. Cureton made a motion to approve the financials, Mr. Kolb seconded the motion and all board members in attendance approved.

New Business

-Discussion about snow removal took place, Mr. Wilson made a motion to continue using High Country Hardscapes, Mr. Brink seconded the motion and all board members in attendance approved.  
-The Board discussed setbacks in general and then specifically pertaining to sheds and outbuildings. Mr. Kolb made a motion that the Board and AC enforce the setbacks per the CC&Rs and recorded plat. Mr. Zarkou seconded the motion and all board members in attendance approved. A memorandum will be drafted and sent to the membership with an effective date of October 15, 2018.  
-The AC Rules will need to be revised to reflect the setback enforcement, Mr. Brink made a motion to allow the AC to revise the rules as it sees fit, Mr. Wilson seconded the motion and all board members in attendance approved except Mr. Zarkou, he abstained.

Homeowner letters/Violations

-Homeowner letters were reviewed and SREM was directed on how/if to respond.  
-Discussion took place about "bandit signs", signs that are similar in size/material to political signs, but the signs are not specific for a ballot measure. The Board unanimously agreed to enforce CCR Section 2.23 regarding Advertising (signage) when it comes to non-political signs.  
-The Complaint Form Process was discussed, and it was agreed that violations initiated with a complaint form will be followed up on, on the correction deadline date by either a board member or the management company, the enforcement process will continue as written. Outside of regular inspections, board members will also be required to fill out the complaint form if a violation is witnessed.

Next Meeting Date

The next meeting November 8, 2018 for 5:30pm 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, 5. The open meeting adjourned and executive session began at 8:37 pm.

Respectfully submitted,  
Sterling Real Estate Management

Approved by the Board of Directors

Officer  Secretary  Date 