

Ponderosa Trails HOA  
2016 Annual Meeting  
Continued to October 26, 2016 at 6pm  
311 W Cattle Drive Trail  
Flagstaff, AZ

**Minutes**

THE FIRST ATTEMPT TO HOLD THE ANNUAL MEETING ON 10/19/16 WAS NOT SUCCESSFUL; The Association Bylaws require 25% (160) of the total authorized votes in the Association to be present to establish a quorum. Less than 90 absentee ballots were returned and less than ten owners attended in person. A QUORUM WAS NOT ESTABLISHED AND THE ANNUAL MEETING WAS CONTINUED TO 10/26/16 AT 6PM.

Call meeting to order

At a subsequent meeting, only 10% (64) of the total number of eligible votes in the Association constitutes a quorum. A quorum was established with 119 owners represented (108 via absentee ballot and 11 lots represented in person). The meeting was called to order at 6:05 p.m. All board members were present (except Mr. Raab, he arrived at 6:24pm) along with Ms. Kuhns representing Sterling Real Estate Management.

President's report

Mr. Burton recapped that last year which included the end of the proposed basketball hoop amendment (which did not pass and enforcement began), the upcoming community event, AC Rules revisions, and the Board beginning discussion about reviewing the documents for additional changes to bring in front of the membership. Some of the items include: the ability for the Board to transfer common area to a public entity, basketball hoops on lots, and the percent of membership required to approve CC&R amendments. The Board is considering the future possibility of turning over the High Country Trail walking path to the City of Flagstaff FUTS, at this time it would only be possible with a 2/3 affirmative vote of the membership.

Review of the 2015 annual meeting minutes

The members reviewed the minutes from the 2015 annual meeting. A motion was made, seconded and all members present were in favor of approving the minutes as presented.

Financial report

-Ms. Kuhns reviewed the financial reports given to the owners in attendance. It included the 2015 year-end balance sheet, comparative revenue/expense statement and an unapproved balance sheet and comparative revenue/expense statement as of 9/30/16.

Open Discussion

Open discussion took place about clearing snow off of the High Country Trail Walking path as well as the inner trail systems. Most members present thought that it would be a good thing to clear the snow from the trails. A few questions were brought up about rental properties and the nuisances that tenants are causing. Ms. Sullivan explained the City of Flagstaff Nuisance Ordinance, the owners were encouraged to call the Police Department when they saw active parties or trash left over from parties. The City can fine both the tenants and owners for repeat offences.

Election of Directors

Two positions were up for election, both Mr. Scot Raab and Ms. Annette Fallaha were elected to the board of directors.

Meeting Adjournment

A motion was made, seconded, and approved to adjourn the meeting. The meeting adjourned at 7:11p.m.

Respectfully submitted,  
Sterling Real Estate Management

Approved by Membership

\_\_\_\_\_  
Officer

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date

THE BOARD OF DIRECTORS APPROVED THESE MINUTES ON 11/1/16. THE MEMBERSHIP WILL VOTE ON THE APPROVAL OF THESE MINUTES AT THE 2017 ANNUAL MEETING. PLEASE SUBMIT ANY SUGGESTED REVISIONS TO [katy@sterlingrem.com](mailto:katy@sterlingrem.com).