

**Ponderosa Trails HOA  
Board of Directors Meeting**

August 30, 2017 at 4:00pm  
323 S. River Run Road Ste. 1  
Flagstaff, AZ

**Minutes**

Call meeting to order

The meeting was called to order at 4:06 p.m. A quorum was established with the following board members present (P) and absent (A)

<b>P</b>	<b>A</b>		<b>P</b>	<b>A</b>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Bryan Burton, President	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cathy Fine, Board Member
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Scot Raab, Vice Pres. -by phone	<input type="checkbox"/>	<input type="checkbox"/>	Vacant, Board Member
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Travis Zoda, Secretary			

Also Present:

Katy Kuhns, Community Manager  
 Karan Sangha, Owner Lot 599 4:06pm - 4:35pm

Call to the Public

-Mr. Sangha was in attendance to discuss fencing with the board. He had previously submitted to the AC for a coated wire mesh to keep his dog in; the application was not approved. Discussion about the CC&R requirements and options of a dog run were discussed.

Review meeting minutes

The minutes from the July 19, 2017 Board of Directors meeting were reviewed. Mr. Raab made a motion to approve the minutes as submitted; Mr. Burton seconded the motion, and all board members in attendance approved.

Review financial report

The June and July 2017 financial report was reviewed.

Old Business

- Brief discussion took place about progress with the City regarding the High Country Trail walking path. Mr. Burton reported that he was waiting to hear back from Martin Ince with the City.
- The board reviewed website options and agreed that all that was needed was a basic website to allow owners to access pertinent information. All board members were in favor of Option #2 for a one way traffic website to be provided by SREM as part of the management contract.
- Resolution 2017-04 and a new revised version of proposed Common Area Rules were reviewed. All board members in attendance were in favor of adopting Resolution 2017-04 as presented and therefore adopting the Common Area Rules.

New Business

- Resolution 2017-05 affirming the Bylaw provision suspending voting rights of those members who are 15 days delinquent and/or in violation of the HOA documents was reviewed. All board members in attendance were in favor of approving Resolution 2017-05.
- Resolution 2017-06 affirming the director term election process was reviewed, all board members in attendance approved the resolution.
- Further discussion regarding fencing took place. The board directed SREM to contact those owners bordering the Tract II common area who are not in compliance with the

fencing provisions. SREM will also contact the non-Ponderosa Trails HOA member who's property borders the House Rock Trail residences asking if they would allow the Association to walk on their land to investigate fencing.

Homeowner letters/complaint forms

-A Complaint Form against Lot 115 for barking dogs was reviewed, the board agreed to send a courtesy letter to the owner of Lot 115.

-An email from an owner regarding vacation rentals was reviewed. The board offered for the owner to come speak to them directly about initiating a CC&R change, as that is what it will take to restrict the vacation rentals.

Violations

-The violation report was reviewed.

Next Meeting Date


The next meeting will be October 4, 2017 at 4pm at SREM.

Meeting Adjournment & Executive Session

Executive session was tabled until the next meeting. A motion was made, seconded, and approved to adjourn the meeting, the open meeting adjourned at 5:40p.m.

Respectfully submitted,  
Sterling Real Estate Management

Approved by the Board of Directors

	<i>TRM</i>	10-4-17
Officer	Title	Date