

**Ponderosa Trails HOA
Board of Directors Meeting**

July 19, 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 4:07 p.m. A quorum was established with the following board members present (P) and absent (A)

| P | A | | P | A | |
|-------------------------------------|--------------------------|----------------------------------|-------------------------------------|--------------------------|--------------------------|
| <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. - on phone | <input type="checkbox"/> | <input type="checkbox"/> | Vacant, Board Member |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Travis Zoda, Secretary | | | |

Also Present:

Katy Kuhns, Community Manager
 James Battigila, Owner Lot 76, left at 4:22pm

Call to the Public

Mr. Battigila was in attendance to appeal his procedural AC violation fine. He explained the situation to the board then left the meeting. The Board discussed briefly and all board members voted in favor to reduce the fine to \$25

Review meeting minutes

The minutes from the June 21, 2017 Open and Executive Session Board of Directors meetings were reviewed. A motion was made seconded and all board members in attendance approved to accept both sets of minutes as submitted.

Old Business

-A draft of Resolution 2017-03, to increase the number of directors, was reviewed. Mr. Raab made a motion to approve the resolution as presented, Ms. Fine seconded the motion and all board members in attendance approved.

-A draft of Resolution 2017-04, to adopt common area rules, was reviewed. The rules will be revised and discussed again at the August meeting.

New Business

-The board reviewed a photo of a yard with numerous aspen tree saplings, SREM will send a letter suggesting that the owner consider thinning some of the trees.

-Discussion about the upcoming election took place, a resolution will be drafted for adoption at the August board meeting.

-The board reviewed two AC files for owners altering their property without prior approval. All board members were in favor of imposing a \$25 fine for the infraction.

Homeowner letters/complaint forms

-Letters received from homeowners were reviewed and SREM was directed to respond according to the board's discussion.

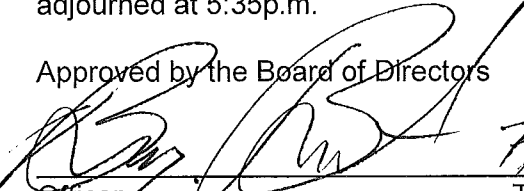
Next Meeting Date

The next meeting will be held on Wednesday, August 30, 2017 at 4pm at SREM.

Meeting Adjournment & Executive Session

A motion was made, seconded, and approved to adjourn the meeting. The open meeting adjourned at 5:35p.m.

Approved by the Board of Directors



Officer Title Date
FAS 8-30-17