

**Ponderosa Trails HOA
Board of Directors Meeting**

March 1, 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 4:04 p.m. A quorum was established with the following board members present (P) and absent (A)

P	A	P	A
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Also Present:

Katy Kuhns, Community Manager
 Janina Burton, Treasurer
 Mickey McGurie, Lot 346

Call to the Public

Real Estate Agent David Price was not present as anticipated. No other public comment.

Review meeting minutes

The minutes from the February 1, 2017 Board of Directors meeting were reviewed. All board members in attendance approved the minutes.

Old Business

- The board members in attendance discussed the two vacant board positions. Mr. Raab and Mr. Burton were in favor of reducing the number of board members to three until any owners show interest in being on the board. All board members in attendance were in favor of Resolution 2017-01 reducing the number of board members from five to three.
- Discussion took place about the fence and walking path along High Country Trail. Details regarding easements and trail construction will be looked into. The Board agreed that the trail would be replaced/repared first then the fence would be replaced.
- Slight revisions were made to the Guidelines to Avoiding Violation Fines.
- Mr. Raab made a motion to appoint Mr. Zoda as the AC Chair. Mr. Burton seconded the motion and all board members in attendance approved.
- SREM proposed a management contract price commitment for three years (renewable in one year increments like the prior contract). Mr. Burton was not comfortable with the extension because the CC&Rs only allow for one year contracts; both board members were comfortable with extending the contract for the next year with SREM. SREM will revise the proposed management agreement extension for discussion at the April meeting.

New Business

- A draft letter was reviewed that will be sent to owners whose homes have wing type fencing but the refuse containers are still visible when positioned in front of the home. The letter was revised to explain that refuse containers need to be concealed when in line with any entrance to the home (including garage door/driveway entrances).
- The draft newsletter was reviewed along with snow removal reminders. The snow reminders will also be put on the website.

Homeowner Letters

- A request to remove a \$4 bank fee for a returned annual assessment payment was reviewed. All board members in attendance agreed to remove the bank fee.
- Letters from homeowners were reviewed and responses conveyed to SREM for follow up.

Next Meeting Date


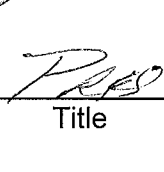
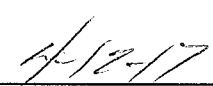
The next meetings will be held on 4/12, 5/10, 6/14 at 4pm at SREM.

Meeting Adjournment & Executive Session

A motion was made, seconded, and approved to adjourn the meeting and enter executive session. The meeting adjourned at 5:47p.m.

Respectfully submitted,
Sterling Real Estate Management

Approved by the Board of Directors

		
Officer	Title	Date