

**Ponderosa Trails HOA
Board of Directors Meeting**

May 17, 2018 at 3:30pm
323 S. River Run Road Ste. 1
Flagstaff, AZ

Minutes

Call meeting to order

The meeting was called to order at 3:30 p.m. A quorum was established with the following board members present (P) and absent (A)

P A

- Scot Raab, President- left at 5pm
- Bill Menard, Vice Pres.
- Bryan Burton, Secretary

P A

- Cathy Fine, Board Member
- Nicholas Hanley, Board Member

Also Present:

- Katy Kuhns, Community Manager
- Bob & Susan Smart, Owners, left at 3:54pm
- Mary & Paul Simonsen, Owners, left at 4:12pm
- Debbi Nichols, Owner, left at 3:54pm

Member comment period

-Mr. Smart was in attendance to ask the board to consider putting a vote in front of the membership to amend the CC&Rs to put restrictions on individuals purchasing and living in homes in the Ponderosa Trails HOA with certain criminal records. Discussion took place, the board would consider his request.

-Mr. & Mrs. Simonsen were in attendance to discuss the common areas around their home and what work the board would allow them to do as volunteers of the HOA. Discussion took place about what areas they wanted to work in and what areas were HOA property vs. City property.

-The Board discussed the request regarding amending the CC&Rs to restrict those with certain criminal records. All board members were in favor to obtain a legal opinion regarding what an HOA can legally amend in the documents and restrict for, such as rehab facilities, levels of felonies and sex offenders. They also wanted to know if guests, tenants, and invitees could be restricted.

Review meeting minutes

The minutes from the April 19, 2018 Board of Directors meeting were reviewed. Mr. Menard made a motion to approve the minutes as submitted; Mr. Raab seconded the motion, and all board members in attendance approved.

Review financial report

-The March - April 2018 financial report was reviewed.

-Discussion took place about the CDARS investment that was up for renewal. The Board agreed to move the money back into the Alliance Money Market account. Due to the increased banking regulations and requirement for personal information of board members, the Board agreed to not re-invest the CD.

Old Business

-Brief discussion took place about the "Be Prepared" meeting set for the following week with the Fire Department, Police Department and board representatives from the neighboring HOAs.

-The Board review an email from Martin Ince with the City of Flagstaff and discussed his requests of the upcoming trail project. The Board agreed to see if an alternate price could be obtained to construct the trail in a 10' width.

-A bid from Speedie & Associates to perform quality control testing during the construction phase of the trail was reviewed. SREM will contact Western Technologies to obtain an additional bid.

-Brief discussion took place about a dead tree in Tract II, more information is needed before a decision could be made to remove the tree.

-The Board reviewed two estimates to have the mailboxes repainted. The Board agreed that the projected would need to be postponed until at least the fall, after the costs of the trail are better understood. SREM will reach out to Certa Pro to let them know.

Homeowner letters/complaint forms

-A complaint form was received against Lot 99, all board members in attendance agreed to send a Step 1 Action Letter.

Violations

-Mr. Menard made a motion to affirm the final language of the Enforcement Policy adopted at the April 19th board meeting and the language confirmed via email. Mr. Burton seconded the motion and all board members in attendance approved except Mr. Hanley, he abstained.

Next Meeting Date

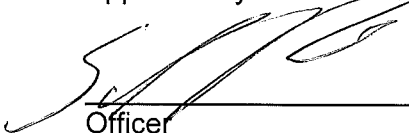
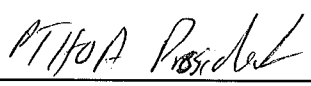
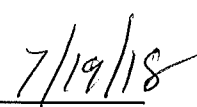
The next meeting July 19, 2018 at 4pm at SREM.

Meeting Adjournment

The open meeting adjourned at 5:08p.m.

Respectfully submitted,
Sterling Real Estate Management

Approved by the Board of Directors

		
Officer	Title	Date