

Ponderosa Trails HOA  
2017 Annual Meeting  
Continued to November 15, 2017 at 5:30pm  
311 W Cattle Drive Trail  
Flagstaff, AZ

**Minutes**

THE FIRST ATTEMPT TO HOLD THE ANNUAL MEETING ON 10/18/17 WAS NOT SUCCESSFUL; the Association Bylaws require 25% of the total authorized votes in the Association to be present to establish a quorum. Less than 100 absentee ballots were returned and less than 20 owners attended in person. A QUORUM WAS NOT ESTABLISHED AND THE ANNUAL MEETING WAS ADJOURNED AND CONTINUED TO 11/15/17 AT 5:30PM AT STERLING REAL ESTATE MANAGEMENT.

Informal discussion at the originally scheduled annual meeting (10/18/2017) took place about the following: An update on the Board working with the City to determine if part of the High Country Trail walking path should have originally been deemed FUTS and the maintenance responsibility be that of the City's; approved ladder fuel work in Tract DD, High Country Trail two rail fence outlook, financial review, vacation rentals, bulk trash enforcement, homeowner parking violations (on the lot as well as in the streets) , common area landscaping, requirements for tree work on private property, refuse container storage, sidewalk maintenance responsibility, and having guest speakers at the annual meetings to draw a better crowd.

Call meeting to order - adjourned and continued meeting (11/15/2017)

A quorum was established with 165 owners represented (146 via absentee ballot and 19 lot represented in person at either the 10/18 or 11/15 meeting). The meeting was called to order at 5:35 p.m. Three board members were present along with Ms. Kuhns representing Sterling Real Estate Management.

Review of the 2016 annual meeting minutes

The members reviewed the minutes from the 2016 annual meeting. A motion was made, seconded and passed to approve the minutes.

Financial report

-Ms. Kuhns reviewed the financial reports given to the owners in attendance. It included the 2016 year-end balance sheet, comparative revenue/expense statement and an unapproved balance sheet and comparative revenue/expense statement as of August 2017.

Open Discussion

-None

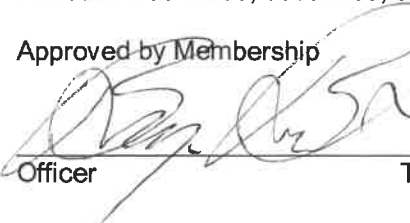

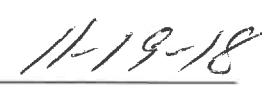
Election of Directors

One position was up for election, Mr. William Menard was elected to the board of directors with 56 votes. Mr. Burton and Mr. Hanley had 53 and 45 votes respectively.

Meeting Adjournment

A motion was made, seconded, and approved to adjourn the meeting. The meeting adjourned at 5:43p.m.

Approved by Membership

		
Officer	Title	Date

THE BOARD OF DIRECTORS APPROVED THESE MINUTES ON 01/24/18. THE MEMBERSHIP WILL VOTE ON THE APPROVAL OF THESE MINUTES AT THE 2018 ANNUAL MEETING. PLEASE SUBMIT ANY SUGGESTED REVISIONS TO [katy@sterlingrem.com](mailto:katy@sterlingrem.com).