

Ponderosa Trails HOA
2018 Annual Meeting
October 24, 2018 at 6:00pm
311 W Cattle Drive Trail
Flagstaff, AZ

Minutes

Call meeting to order

A quorum was established with 159 owners represented (109 via absentee ballot and 50 lots represented in person). The meeting was called to order at 6:08 p.m. Two board members were present along with Ms. Kuhns representing Sterling Real Estate Management.

Guest Speakers

- A Flagstaff Fire Department representative was in attendance and spoke briefly to the membership regarding Firewise® and how to keep their properties safe, she had handouts for owners to take with them.
- The City of Flagstaff had four guest speakers in attendance, each one spoke briefly regarding the upcoming ballot measures, Propositions #419, #420, #421, #422
- The Coconino Community College president spoke briefly regarding Proposition #417 and how it would help the College.
- Trinsic Residential Group Managing Director of Arizona, Mr. Todd Gosselink attended the meeting to follow up with concerns about Aura Flagstaff, their proposed apartment complex development on High Country Trail near Lake Mary Road. The concerns were first brought forward at the Neighborhood Meeting (put on with the City), held October 18th. Mr. Gosselink talked about the following concerns: traffic, land use (apartments), crime, building height, property values, and tree/water resources. The members present asked questions of Mr. Gosselink throughout his presentation.

Review of the 2017 annual meeting minutes

The members reviewed the minutes from the 2017 annual meeting. A motion was made, seconded and all members present were in favor of approving the minutes as presented.

President's report

Board President Mr. Scot Raab reviewed the items that the board had been working on over the past year. The projects included repaving the High Country Trail (HCT) walking path, approving a contract to have a metal fence installed in place of the old wood fence along the new walking path, and plans to address some eroding areas along the rock bank at the southern end of the HCT walking path.

Financial report

-The financial report was reviewed. It included the 2017 year-end balance sheet, comparative revenue/expense statement and a balance sheet and comparative revenue/expense statement as of September 30, 2018.

Open Discussion

-During open discussion owners discussed bulk trash concerns (several homes placing items curbside weeks in advance of pick up), AC maintenance items, enforcement procedures, and weeds in the Common Areas.

Bylaw Amendments

There were three proposed bylaw amendments to be voted on, Sections 2.4, 3.1, and 3.2. In order to amend the Bylaws, a quorum must be established, and once a quorum is established over 50% of those eligible to vote at the meeting must vote in favor of the proposed amendments. A quorum was established, and over 80% of the votes cast were in favor of the proposed amendments.

Meeting Adjournment

A motion was made, seconded, and approved to adjourn the meeting. The meeting adjourned at 8:40p.m.

Respectfully submitted,
Sterling Real Estate Management

Approved by Membership

| Officer | Title | Date |
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THE BOARD OF DIRECTORS APPROVED THESE MINUTES ON November 19, 2018. THE MEMBERSHIP WILL VOTE ON THE APPROVAL OF THESE MINUTES AT THE 2019 ANNUAL MEETING. PLEASE SUBMIT ANY SUGGESTED REVISIONS TO katy@sterlingrem.com.