

Ponderosa Trails HOA
Board of Directors Meeting
January 17, 2019 at 4:00pm
323 S. River Run Road Ste. 1
Flagstaff, AZ

Minutes

Call meeting to order

The meeting was called to order at 4:01 p.m. A quorum was established with the following board members present (P) and absent (A)

P A

Scot Raab, President
 Bryan Burton, Vice Pres.
 Cathy Fine, Secretary

P A

Paul Stevens, Board Member
 Ryan Thomas, Board Member

Also Present:

Katy Kuhns, Community Manager

Present until 5:24pm

Todd Gosselink, Trinsic Residential Group (TRG)

Edward Myers, Owner – Lot 49

Ye Chen, Owner - Lot 44

Nathan Jones, Husband of Owner – Lot 47

By Phone, until 5:24pm

Joan Cherry, Owner – Lot 48

Christopher Denham, Owner – Lot 42

Margaret Pease, Owner – Lot 45

Jeffrey Lemon, Owner – Lot 41, arrived late

Member comment period/TRG Presentation

-Mr. Gosselink (representing TRG) was in attendance to update the board and members immediately bordering their proposed development with revisions they have made since the annual meeting in October 2018. The top four concerns that TRG had received, in order of most concerning, were:

1. **LAND USE**: TRG cannot change their intended land use, they are apartment complex developers.
2. **TRAFFIC**: TRG has no direct control over the traffic but is more than willing to work with the City of Flagstaff as needed.
3. **HEIGHT**: TRG has revised the site plan and is proposing to lower the (what was tallest units) by 16'. TRG understood the neighboring owner's concerns and revised the plans. Please see the attached section cut showing the new proposed retaining walls and revised height visibility.
4. **SAFETY**: TRG will have safety/security patrol on their property and will also be part of the City of Flagstaff Crime Free Multi-Family program.

At the soonest the project would begin construction in December 2019, there are still many more steps to go through. The zoning application has been submitted, TRG anticipates that they will be made aware of their hearing date around February 1st and plan to have another neighborhood meeting in the first half of February.

Board member, officer, and AC appointment

-Mr. Raab made a motion to affirm the unanimous email vote from December 15, 2018, to appoint Mr. Thomas and Mr. Stevens to the board of Directors. Ms. Fine seconded the motion and all board members in attendance approved.

-Mr. Raab made a motion to appoint Ms. Fine to board position #5 (3-year term), Mr. Stevens to board position #4 (filling vacancy with 2 years left), and Mr. Thomas to board position #1 (1-year term). Ms. Fine seconded the motion and all board members in attendance approved.

-After discussion, Mr. Raab made a motion to appoint the board members to the following positions:

President – Mr. Raab

Vice President – Mr. Burton

Secretary – Ms. Fine

Treasurer – Ms. Burton

Mr. Burton seconded the motion and all board members in attendance approved.

-Mr. Raab made a motion to re-appoint the AC members for another term. Mr. Burton would remain as chair, Ms. Burton and Mr. Tognacci would serve as committee members. Ms. Fine seconded the motion and all board members in attendance approved.

Review meeting minutes

The minutes from the November 19, 2018 open and executive session Board of Directors meetings were reviewed. Mr. Raab made a motion to approve the minutes as submitted; Mr. Thomas seconded the motion, and all board members in attendance approved.

Homeowner letters/complaint forms

-A complaint form was reviewed as well as a few homeowner letters regarding snow play, VRBO rentals, and bulk trash. SREM was directed on if/how to respond.

Old Business

-The board reviewed the survey results from the informal poll regarding the proposed rezoning of the Auza property for the Aura Flagstaff development. A draft letter to the City Zoning Commission was also reviewed, the board tabled further discussion until the February meeting.

-After reviewing the final recommendations from Peak Engineering, the board unanimously approved the payment of the final invoices for Peak Engineering and LPs Excavating.

-Alamo Fence was nearing completion on the fence project. Alamo incurred an additional cost for the City Right of Way permit, the board agreed to pay the additional cost. The board reviewed the section of the fence contract stating that Alamo Fence was to submit an invoice for the cost of the removal, the board unanimously agreed that a separate billing was not necessary.

-SREM reported that someone had been plowing the High Country Trail walking path after the past storms. The City confirmed that it had not done the work. No further follow up was directed.

-Retaining wall designs for the eroding section of the common area embankment near the 90 degree turn on High Country Trail towards Pulliam was tabled until the February meeting.

-The board will work together on finalizing the RFP for the management contract.

-Discussion took place about a decision made in the summer of 2018 to put stickers on the trail signs noting the state statute prohibiting motorized vehicles. The board did not feel this was necessary and decided to no longer move forward with the project.

-Discussion about amending the CC&Rs was tabled to the February meeting.

Next Meeting Date

The next meetings will be scheduled via email and posted on the website.

Meeting Adjournment & Executive Session

A motion was made, seconded, and approved to adjourn the meeting and enter executive session per A.R.S. 33-1804(A)1. The open meeting adjourned at 6:23p.m.

Respectfully submitted,
Sterling Real Estate Management

Approved by the Board of Directors



Officer Title Date 2-6-19