

Ponderosa Trails HOA
Board of Directors Meeting
February 6, 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 4:10 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
 Phil Goldblatt, Owner of Lot 23

Member comment period

-Mr. Goldblatt was in attendance to talk to the board about Aura Flagstaff. He had reviewed the preliminary survey results and asked if the board would object to him using his statistical analysis when presenting a letter and/or in person to the zoning committee/city council. The board did not have a problem with this as long as Mr. Goldblatt made it clear that the results presented were his own extrapolation of the survey and was communicating as a homeowner and not on behalf of the Association/Board.

Review meeting minutes

The minutes from the January 17, 2019 Board of Directors meeting, both open and executive session, were reviewed. Mr. Raab made a motion to approve both sets of minutes with a revision to the open meeting minutes, to add more detail regarding the email vote to appoint board members; Mr. Burton seconded the motion, and all board members in attendance approved.

Review financial report

The year end 2018 financial report was reviewed.

-Extensive discussion took place about the year-end replacement fund account balance and recommended transfers to the replacement fund for the trail and fence project. The board also discussed the feedback sent by email from Ms. Burton, the association's treasurer, regarding the year-end report. Ms. Kuhns clarified Ms. Burton's question regarding the December postage.

-After review of the financials, Mr. Raab made a motion to move \$64,182.00 to the replacement fund, Mr. Thomas seconded the motion and all board members in attendance approved.

-Mr. Raab made a motion to approve Mr. Burton to be added as a signer on the HOA bank accounts with Alliance Bank. Mr. Stevens seconded the motion and all board members in attendance approved.

Old Business

-Discussion took place about the Aura Flagstaff project. All board members were in favor of cancelling the survey monkey poll and tabling further discussion to the March meeting.

-The board reviewed the final invoice from Alamo Fence and the final inspection reports from Speedie and Associates. Discussion took place about the fence review/walk performed by Mr. Burton, Mr. Thomas, Mr. Stevens, and Ms. Kuhns. Mr. Raab made a motion to pay the final invoice from Alamo fence and review the final Speedie & Associates invoice at the March meeting. Mr. Thomas seconded the motion and all board members in attendance approved.

- A proposal from Certa Pro Painters received in Spring 2018, to paint the mailbox clusters, was reviewed by the board. The board would like SREM to confirm that the price is still good and to verify if the price includes painting all sides except the front where the doors are.
- Discussion took place about sections of the CC&Rs to consider putting in front of the membership for a vote. Further discussion will take place at the March meeting.
- Brief discussion took place about nuisances/complaints and the current Enforcement Policy. Further discussion will take place at the next meeting.
- The board reviewed a proposal for Agassiz Landscape Group (ALG), to construct a stacked rock retaining wall along a section of the common area on High Country Trail. The board will schedule a meeting with ALG in the spring to discuss revising the scope of work.

New Business

- Discussion took place about the landscaping contract. The board was in agreement to have the current landscaper (Grounds Maintenance) submit an updated contract for 2019.
- A proposal from Morning Dew Landscaping, to perform pine needle clean up in two common area tracts (II, DD) was reviewed. SREM will seek additional proposals from Tungland and Northern Light Tree and Landscape Company.

Homeowner letters/complaint forms

- No complaint forms were received.
- The board reviewed letters from homeowners and directed SREM on if/how to respond.

Violations

- Due to the snow storm, the February inspection was cancelled.
- The board discussed the inspection process with the new board members, so everyone was on the same page as to how regular and AC inspections take place.

Next Meeting Date

The next meeting will be held on March 6th at 4pm at SREM.

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)1,5. The open meeting adjourned at 6:30p.m.

Respectfully submitted,
Sterling Real Estate Management

Approved by the Board of Directors

Alumni Tore *Secretary* *March 6, 2019*

 Officer Title Date