

**Ponderosa Trails HOA
Board of Directors Meeting**

May 1, 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 4:00 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
 Vacant, Board Member

Also Present:

Katy Kuhns, Community Manager

Member comment period

None

Review meeting minutes

The minutes from the April 3, 2019 Board of Directors meeting were reviewed. Mr. Raab made a motion to approve the minutes-as-submitted; Mr. Stevens seconded the motion, and all board members in attendance approved.

Old Business

-The Board reviewed Resolution 2019-01 to approve entering into a contract with Sterling REM. Mr. Burton made a motion to approve Board Resolution 2019-01, Ms. Fine seconded the motion and all board members in attendance approved.

-Two proposals to remove pine needles in Tracts DD and II were reviewed. All board members were in favor of having Tunland Corporation perform the work.

-A proposal was reviewed from Agassiz Landscaping Group, based on the onsite visit that Mr. Burton, Mr. Thomas and Ms. Kuhns had with the owner of ALG. All board members were in favor of contracting with ALG as proposed with the exception of the hydroseeding, this portion would be revisited as the Board may want to expand the area to hydroseed.

-The Board reviewed a draft survey to be sent to the membership regarding the Boards direction on possible CC&R revisions. Changes will be made, and the survey will be sent.

-Final revisions to the Enforcement Policy were reviewed based on the discussions at the past meetings. All board members were in favor of adopting the revisions as submitted.

Aura Flagstaff Development

-An article published in the Arizona Daily Sun was reviewed along with a letter from a homeowner. No action is to be taken regarding the newspaper article, SREM will respond to the owner as the board directed.

New Business

-Discussion about the recent board vacancy left by Mr. Thomas' resignation took place. SREM was directed to reach out to a handful of owners who had previously expressed interest in serving on the board.

-Resolution 2019-02, the Board Code of Conduct, was unanimously approved by all board members in attendance.

-SREM will put together a newsletter to be sent with the revised Enforcement Policy.

-The Board reviewed a photo of a sign placed on an owner's lot, that was neither a political sign, nor a for sale sign. The Board directed SREM to ask the Association's attorney how to handle this type of sign and how it applies to CC&R 8.3?

-SREM will contact Arizona Sealcoating to procure an estimate to crack seal the HOAs paseos as necessary.

-Discussion took place regarding the Association's records request policy. A motion was made, seconded, and approved to suspend collecting the Rental Information Request Forms as of May 1, 2019.

-Sidewalk discussion was tabled until the next board meeting.

Homeowner letters/complaint forms

The Board reviewed several emails from homeowners, SREM was directed on if/how to respond.

Violations

-The violation report was reviewed.

Next Meeting Date

The next meeting dates were set as follows: 6/5, 7/10, 8/7 and 9/11 at 4pm at SREM. The annual meeting was tentatively set for October 16th at 6pm.

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)2,3,5. The open meeting adjourned at 7:11p.m.

Respectfully submitted,
Sterling Real Estate Management

Approved by the Board of Directors

		
_____ Officer	_____ Title	_____ Date