

**Ponderosa Trails HOA
Board of Directors Meeting**

June 5, 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 4:03 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
 Sharon Sifling, Owner Lot

Review meeting minutes

The minutes from the May 1, 2019 Board of Directors meeting were reviewed. Ms. Fine made a motion to approve the minutes as submitted; Mr. Stevens seconded the motion, and all board members in attendance approved.

Review financial report

The January to April 2019 financial report was presented by board treasurer, Ms. Burton. -Ms. Fine made a motion to approve the January to April financials based on the report presented by Ms. Burton. Mr. Stevens seconded the motion and all board members in attendance approved.

Member comment period (board vacancy)

Ms. Sifling was present to express her interest in filling the board vacancy. The Board discussed the commitment needs of board members and a little historical information on what the Board has worked on in the recent years. Ms. Sifling was still interested in serving. All board members in attendance unanimously agreed to appoint Ms. Sifling to fill the vacancy left by former board member Ryan Thomas.

Old Business

-Discussion took place regarding the parkway on Wild West Trail behind the homes on Travertine Trail. The Board would like SREM to ask the attorney some specific questions regarding property lines, parkways, sidewalks, and trash cans.

New Business

-The Board reviewed proposed changes to the AC Rules that were suggested by the AC. The Board agreed with the suggested changes and made a few additional suggestions for the AC to consider. New revisions will be discussed with the AC and presented back to the Board at its July meeting.

-Bulk trash pickup was discussed. Many owners were frustrated, along with the Board, about the City's extreme delay picking up items. SREM will draft a letter to be sent to the City Council expressing how the delayed pick up has made the neighborhood look unsightly.

-Discussion about common area sidewalks took place. SREM will work with a contractor to identify bad areas of sidewalks and work on obtaining pricing for repairs.

Homeowner letters/complaint forms

- A complaint form was reviewed. All board members were in agreement to send a letter informing the offending owner that a complaint was received about excessive dog barking and to remind them of the CC&R provision which only allows for two dogs to be kept on a lot.
- The Board reviewed letters from homeowners and directed SREM on how to respond.

Next Meeting Date

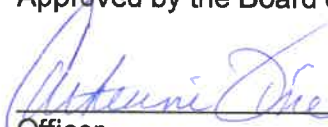
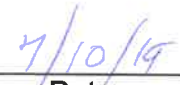
The next meeting July 10, 2019 at SREM.

Meeting Adjournment

The open meeting adjourned at 6:40p.m.

Respectfully submitted,
Sterling Real Estate Management

Approved by the Board of Directors

		
Officer	Title	Date