

**Ponderosa Trails HOA
Board of Directors Meeting**

July 10, 2019 at 4:02pm
323 S. River Run Road Ste. 1
Flagstaff, AZ

Minutes

Call meeting to order

The meeting was called to order at 4:02 p.m. A quorum was established with the following board members present (P) and absent (A)

P	A		P	A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Scot Raab, President	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Paul Stevens, Board Member
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Bryan Burton, Vice Pres. Arrived at 4:45pm	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sharon Sifling, Board Member
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cathy Fine, Secretary			

Also Present:

Katy Kuhns, Community Manager

Member comment period

No comments.

Review meeting minutes

The minutes from the June 5, 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.

Old Business

-The Board reviewed the updated revisions to the AC Rules after discussion at the last meeting. All board members in attendance were in favor of adopting the updated changes.

-A letter to the Flagstaff City Council was reviewed, minor edits were made, all board members in attendance approved.

-The Board will review the invoice for the mailbox paint job at the August meeting, in the meantime the Board will inspect the work that was done.

-An invoice from Agassiz Landscape Group was reviewed, for the work done to stabilize sections of the eroding bank along High Country Trail. The Board will review the work done and email Ms. Kuhns with their approval of the work (if they agree the work is consistent with what was approved. If three board members approve, SREM is to pay the invoice.

-The Board reviewed the survey results for the possible CC&R revisions. All board members were in favor of having Carpenter Hazlewood Delgado and Bolen draft proposed CC&R revisions for the proposed sections and to incorporate the ability to have online voting capabilities. Total cost for both drafting the amendments and setting up online voting should not exceed \$4,000 without further board approval.

New Business

None

Homeowner letters/complaint forms

-The Board reviewed homeowner letters and directed SREM on how to respond.

Violations

-The Board reviewed the inspection report and discussed sending emails to owners in advance of inspections, the Board was not in agreement to do this. The Board did agree to post a reminder on the website that routine inspections will take place within the first ten days of the month and random inspections may take place at the discretion of the board.

Next Meeting Date

The next meeting will be August 7, 2019 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, 3. The open meeting adjourned at 5:25p.m.

Approved by the Board of Directors



Officer Title Date 9/4/19