

**Pueblo del Sol Property Owners Association**  
**Board of Directors Meeting Minutes**  
**Fry Fire District Station Training Room**  
**APPROVED**  
**March 9, 2020**

1. CALL TO ORDER: 7:00 PM

2. PLEDGE OF ALLEGIANCE.

3. DIRECTORS PRESENT: Ted Pahle, Susan Lorenz, and Jerry Riedel.

4. OWNERS PRESENT: None.

5. PRESIDENT'S OPENING COMMENTS:

a. Ted Pahle indicated most of the focus is on common area maintenance and payment of the minimal services required by the PDS POA. Future meetings will be needed when the BOD proceeds with the drafting and approving a Membership Resolution and the task of revising the By-Laws to reflect changes since becoming a voluntary membership organization.

b. He added that during the past couple of months, the BOD Membership and Contact Roster had undergone updating but it was not fully accurate or complete because changes of ownership are no longer reported to the PDS POA as previously under the CCRs. We now depend on self-reporting by new owners or monitoring sales in public records as best possible. He suggested we need to inform new owners when they move in that their support of the PDS POA's obligation to maintain and protect the common is in everyone's best interest. The BOD agreed to clear and concise statement of the need to:

- Increase and encourage voluntary memberships and
- Solicit donations to cover operating costs.

Such a notification will be prepared as we near the end of the current FY.

6. CALL TO MEMBERS: None attended.

7. TREASURER'S REPORT: Treasurer Tony Guthrie could not attend the meeting and Ted Pahle presented the January 2020 report. In summary, the report documented a starting balance of \$11,525.52. There were several deposits from additional member contributions and a rebate from SSVEC totaling \$290.22. Expenses during the month were the Quarterly Farmers' Insurance policy premium, common area mowing, purchase of some admin supplies, postage stamp purchase and the monthly telephone bill. Total expenses were \$5,861.03. The ending balance was \$5,954.71. The Treasurer's Report was reviewed and approved 3-0 by the BOD.

8. SECRETARY'S REPORT: Ted Pahle presented the January 13, 2020 BOD Meeting Minutes. After a review by the Directors and minor administrative corrections, the Minutes were approved 3-0.

9. COMMITTEE REPORTS:

a. PROPERTY TRANSFERS: Nothing to report..

b. GROUNDS COMMITTEE: The BOD acknowledge that the common areas had a great appearance thanks to the efforts of Lorna Sills who works closely with the mowing company

c. WEBSITE MANAGER: Ted Pahle reported that the website remains active and updated. There were 95+ log-ins to the website during the month of January 2020.

10. OLD BUSINESS The BOD discussed and agreed that in the near future there was the need to complete the formalization of a Board Resolution declaring the voluntary membership conditions to clarify how the future voting for a new Board of Directors will take place and who will be able to vote and participate in PDS POA management. For the time being, the BOD will remain under the current status-quo of Directors. This is permitted under Title 10 of the Arizona Corporation Act until such time as a new BOD is elected.. The BOD agreed there is no rush and that steps to finalize the By Laws and BOD Membership Declaration can be delayed until it is clear what the financial status of the PDS POA will be at the end of FY 2020 (on June 30th) . It was agreed that no legal consultation expenses should be incurred until FY 2021 begins on July 1.

11. NEW BUSINESS: Nothing discussed.

MEETING ADJOURNED: 8:10 PM

Submitted by Ted Pahle

June 9, 2020

Approved: Van Otten, Lorenz, Riedel, Williams and Pahle, On-Line Review and Vote