



Ponderosa Pines Property Owners Association  
Special Board of Directors Meeting Minutes  
February 5, 2021  
Remote Online Meeting: Zoom Platform

The Special Board of Directors meeting was called to order at 6:02 p.m. Directors present: Jeff Harris (*Chairman*), Cheryl Riddle (*Treasurer*), David Trachsel (*Secretary*), Mike Lee and Rhonda Smith. Hillary Buckner and Jerry Koch were absent.

A quorum was met.

**Members in Attendance:** Approximately 11 (via zoom)

**Purpose of the Meeting:** Chip Seal Road Maintenance

Jeff Harris called the meeting to order at 6:02 p.m.

Jeff Harris made a motion for the board to authorize him to sign a contract on behalf of the Association for chip sealing one-half mile of Ponderosa Way plus the mailbox area with monies for this project coming from the general road maintenance reserve fund. Cheryl Riddle seconded the motion.

Discussion: Jeff explained that the project would include chip sealing one-half mile of Ponderosa Way beginning near the intersection of Ponderosa Way and Sitka, where the existing chip sealed roadway ends. The mailbox area (both sides) will also be chip sealed. The contractor will be "Road Maintenance", and the cost was quoted as approximately \$59,000. The funding will be drawn from existing reserve funds designated for road maintenance. Jeff addressed a response from the attorney regarding his opinion on chip seal.

Only minimal shutdown of the road is expected. This portion of the road was selected because it continues the existing chip sealed roadway, it is the road in the Association with the highest amount of traffic and it is part of the bus route. As such, it will serve as a robust demonstration of the performance of the chip seal process.

Roads Manager Larry Becker and Roads Liaison Julie Shattler will review the Association's long term road maintenance plan to assure that the chip seal project is efficiently incorporated and budgeted.

**Board Member Comments**

- Cheryl Riddle was very much in favor of the project and noted that the existing chip sealed surfaces have performed well over many years.
- Rhonda Smith was in agreement with the project, considering it to be an improvement over gravel and a good step forward.
- David Trachsel said the project would be OK, but he would like to see a cost analysis. Cheryl and Jeff mentioned previous studies indicating that rocking vs. chip sealing (including maintenance) were roughly comparable cost wise.
- Mike Lee supported the project, projecting that it will save money in the long run and be a good investment.



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**Member Comments**

- Allen Henne mentioned that he has extensive experience in this field and was confident that it would be a good option with no study period needed. He offered to help with the planning.
- A member asked how the particular section of road selected for chip sealing was selected.
- Gary Landis asked about dust abatement options for those portions of the road that will not be chip sealed.
- Desera Nelson expressed her opinion that chip sealing constitutes capital improvement, and asked for the name of the company who had previously done chip sealing in the Association.

**Vote**

All board members in attendance voted yes, and the motion was passed.

**Adjournment**

Jeff Harris made a motion and adjourned the meeting at 6:35 p.m.

*The next regularly scheduled meeting is February 25, 2021 at 6 p.m. Due to ongoing COVID-19 issues, the location and time are TBD.*

Respectfully submitted,  
*David Trachsel*  
*PPPOA Secretary*