



Ponderosa Pines Property Owners Association
 Regular Board of Directors Meeting Minutes
 October 28, 2021
 Remote Online Meeting: Zoom Platform

The Regular Board of Directors meeting was called to order at 6:30 pm. Directors present: Jeff Harris (*Chairman*), Tina Kemp (*Secretary*), Cheryl Riddle (*Treasurer*), Jerry Koch, and Mike Lee. Rhonda Smith is excused. Quorum has been met.

Members in Attendance: Approximately 5

Minutes

- September 30, 2021 Regular Board of Directors Meeting - Jeff Harris made a motion to accept the minutes and Jerry Koch seconded. With no further discussion, the board unanimously approved the minutes.

Treasurers Report: Cheryl Riddle

The board agreed to accept the September 30, 2021, Financial Report.

Petty Cash	\$ 100.00	Accounts Receivable	\$ 10,577.99
US Bank MM Reserve	\$ 243,298.14		
WaFd Checking Operations	\$ 94,683.37	Operating Expense	\$ 1,590.99
WaFd MM Reserves	\$ 57,074.47	Special Assessment Expense	\$ 4,162.18
		Reserve Expense	\$ -
Total Cash	\$ 395,155.98	Total Expenses	\$ 5,753.17

Managers' Reports

- Roads**—Larry Becker, Roads Manager – Julie Shattler. Winter prep and training is in process. Renewed county plowing contract for 3 years. This is to plow Ponderosa Way from Burgess to the entrance of the community.
- Commons**—Brad Covington, Commons Manager – Jeff Harris read Brad’s report. The Commons crew completed brush cutting and debris will be removed and burned.

Unfinished Business:

- Fire Fuels Committee Update** – No report.

New Business

- Long Term Road’s Maintenance Plan – Jeff Harris made a motion to accept the updated long term Road’s Maintenance Plan. Mike Lee seconded. Discussion – Jeff Harris read details in the plan. The board discussed the plan. The board unanimously approved the updated long term Road’s Maintenance Plan.
- 2022 Budget/Reserve Study Update – Still in process. Special meeting scheduled for November 11, 2021, at 6:00 pm via Zoom. Agenda items are to discuss, review and approve 2022 budgets including the reserve and board position #5.
- Open Board Position #5 – Each candidate told the board about themselves.

Concerns of the Board: None

Concerns of the Members:

- A. Selle brought up illegal dumping behind his property. The people were identified and the proper authorities have taken it from there.
- L. Merrill - expressed his concerns about the roads.



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Executive Session – Cancelled

Adjournment

Jeff Harris motioned to adjourn the meeting, Cheryl Riddle seconded. Meeting was adjourned at 7:11 pm.

Reminder - Next Meeting is November 18, 2021, 6:00 pm via Zoom.

Respectfully submitted,
Tina Kemp
PPPOA Secretary