



Ponderosa Pines Property Owners Association  
 Regular Board of Directors Meeting Minutes  
 November 18, 2021  
 Remote Online Meeting: Zoom Platform

The Regular Board of Directors meeting was called to order at 6:54 pm. Directors present: Jeff Harris (*Chairman*), Tina Kemp (*Secretary*), Cheryl Riddle (*Treasurer*), Jerry Koch, and Rhonda Smith. Mike Lee is excused. Quorum has been met.

**Members in Attendance:** Approximately 5

New Board member swearing in - Austin Selle was sworn onto the board (position 5) by Jeff Harris.

**Minutes**

- October 28, 2021 Regular Board of Directors Meeting - Jeff Harris made a motion to accept the minutes and Austin Selle seconded. With no further discussion, the board voted Yes - 5 (*Jeff Harris, Tina Kemp, Cheryl Riddle & Jerry Koch*) Rhonda Smith abstained. unanimously approved the minutes.

**Treasurers Report:** Cheryl Riddle

The board agreed to accept the October 31, 2021, Financial Report.

Petty Cash	\$ 100.00	Accounts Receivable	\$ 11,014.45
US Bank MM Reserve	\$ 243,300.20		
WaFd Checking Operations	\$ 91,703.78	Operating Expense	\$ 2,345.93
WaFd MM Reserves	\$ 32,081.84	Special Assessment Expense	\$ 3,477.77
		Reserve Expense	\$ 25,000.00
Total Cash	\$ 367,185.82	Total Expenses	\$ 30,823.70

Cheryl Riddle advised the board that Vial Fotheringham will be raising their rates at the beginning of the year. Cheryl Riddle **also addressed payment** plans and the payment letter. The board reviewed and agreed on the payment plans and letter.

**Managers' Reports**

- Roads**—Larry Becker, Roads Manager – Presented by Julie Shattler – Some roads were graded and they checked the gravel protecting the edges of all chipsealed roads.
- Commons**—Brad Covington, Commons Manager – The Commons crew filled in burn pits, and removed storm damaged trees. Also did some thinning and limbing, brush was removed and burned. Future work planned for removing standing dead trees along Ponderosa Way.

**Unfinished Business:**

- Fire Fuels Committee Update** – No report.

**New Business**

- 2022 PPWC Meeting Dates – Jeff Harris motioned to accept the meeting dates and Rhonda Smith seconded. The board voted and unanimously approved the 2022 meeting dates that are subject to change.



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**Concerns of the Board:**

J. Harris – with a lot of people burning he reminded everyone that people need to follow the contents of the burn permit.

A. Selle – asked a question about the process of the cul de sacs being chip sealed.

Concerns of the Members:

D. Nelson – would like to know the budget for 2022 and how much did the extra ¼ mile of chipsealed cost.

J. Martineau – Asked who developed the road plan, what does the reserve budget cover, is chip seal an upgrade to gravel and how long is the contract.

H. Dollarhyde – asked about the mailbox area chip seal.

**Executive Session** – Board recessed to go into an executive session at 7:40 pm. The meeting reconvened at 7:48 pm. Jeff Harris made a motion to approve him to sign the 2022 Road contract in order to continue the road's maintenance plan with the changes discussed. Jerry Koch seconded. The board voted and unanimously approved.

**Adjournment**

Jeff Harris motioned to adjourn the meeting, Cheryl Riddle seconded. Meeting was adjourned at 7:50 pm.

*Reminder - Next Meeting is December 16, 2021, 6:00 pm via Zoom.*

Respectfully submitted,  
*Tina Kemp*  
*PPPOA Secretary*