



Ponderosa Pines Property Owners Association  
 Regular Board of Directors Meeting Minutes  
 December 16, 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, Mike Lee and Austin Selle. Rhonda Smith is excused. Quorum has been met.

**Members in Attendance:** Approximately 5

**Minutes**

- November 11, 2021, Special Board of Directors Meeting - Jeff Harris made a motion to approve the minutes. Tina Kemp seconded. With no further discussion, the board unanimously approved the minutes.
- November 18, 2021, Regular Board of Directors Meeting - Jeff Harris made a motion to approve the minutes as corrected. Jerry Koch seconded. With no further discussion, the board unanimously approved the minutes.

**Treasurers Report:** Cheryl Riddle

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

Petty Cash	\$ 100.00	Accounts Receivable	\$ 9,543.19
US Bank MM Reserve	\$ 243,302.19		
WaFd Checking Operations	\$ 89,397.32	Operating Expense	\$ 1,844.28
WaFd MM Reserves	\$ 32,087.11	Special Assessment Expense	\$ 3,221.83
		Reserve Expense	\$ -
Total Cash	\$ 364,886.62	Total Expenses	\$ 5,066.11

**Managers’ Reports**

- **Roads**—Larry Becker, Roads Manager – Presented by Julie Shattler – Roads are prepped and ready for winter.
- **Commons**—Brad Covington, Commons Manager –No report.

**Unfinished Business:**

- **Fire Fuels Committee Update** – No report.
- Jeff Harris let everyone know the Road Maintenance contract was signed and returned.
- The Association was not eligible for the ODF grant due to the size of our community.

**New Business**

- Commons Liaison – Jeff Harris motioned to appoint Austin Selle as Commons Manager. Tina Kemp seconded. With no further discussion, the board unanimously approved.

**Concerns of the Board:**

None

**Concerns of the Members:**

D. Nelson – made a comment about keeping things affordable.

**Executive Session – Cancelled**



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**Adjournment**

Jeff Harris motioned to adjourn the meeting, Austin Selle seconded. Meeting was adjourned at 6:55 pm.

*Reminder - Next Meeting is January 27, 2021, 6:00 pm via Zoom.*

Respectfully submitted,  
*Tina Kemp*  
*PPPOA Secretary*