



Ponderosa Pines Water Company
 Regular Board of Directors Meeting
 June 23, 2022
 Remote Online Meeting: Zoom Platform

The Regular Board of Directors meeting was called to order at 6:13 pm. Directors present: Tina Kemp (*Secretary*), Cheryl Riddle (*Treasurer*), Mike Lee, Jerry Koch, Ed Moran, and Steve Maurer. Jeff Harris is excused.

Quorum has been met.

Members in Attendance: Approximately 11

Tina Kemp made a motion to allow Steve Maurer to run the meeting in Jeff Harris’s absence. Ed Moran seconded. With no further discussion, the board unanimously approved for Steve Maurer to run this meeting.

Minutes

- May 26, 2022, Regular Board of Directors Meeting - Jerry Koch made a motion to approve the minutes. Cheryl Riddle seconded. With no further discussion, the board unanimously approved the minutes.
- June 4, 2022, Emergency Board of Directors Meeting- Cheryl Riddle made a motion to approve the minutes. Tina Kemp seconded. With no further discussion, the board unanimously approved the minutes.

Treasurers Report: Cheryl Riddle

The board agreed to accept the May 31, 2022, Financial Report.

Mid Oregon CU Reserve	\$ 5.00	Accounts Receivable	\$ 8,656.22
Mid Oregon CU Reserve	\$ 111,720.43		
Petty Cash	\$ 50.00	Operating Expenses	\$ 9,912.01
US Bank MM Reserve	\$ 117,837.53	Reserve Expenses	\$ -
WaFd Checking - Operations	\$ 128,739.71	Total Expenses	\$ 9,912.01
WaFd MM Reserves	99,835.76		
Total	\$ 458,188.43		

Manager’s Report – Jerry Koch spoke with Dave Gillette. He replaced 4 meters installed 1 new meter and it looks like more new installs are coming. Also corrected a meter read.

Jerry Koch mentioned they were using Brad Covington’s equipment and should be discussed during the PPPOA meeting.

Jerry Koch said the building needs to be painted and he obtained some rough estimates. To paint the front of the building is \$1,743.00 and to paint the whole building is \$5,675.00. If the board approves, they will need to get bids.

Cheryl Riddle mentioned checking in to the Reserve Study. This should be a line item in the PPWC Reserve study. After discussion, Steve Maurer made a motion to table this discussion so there can be a detailed report on cost, funding, etc. Jerry Koch seconded. With no further discussion, the board unanimously approved.

Jerry Koch also mentioned we should have an irrigation system installed. The cost should be under \$3,000.00. Cheryl Riddle informed the board that this falls under Well Area projects since the existing irrigation had to be torn up to install Well # 3.



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Unfinished Business

- Well Area Minor Projects –Irrigation system is part of an ongoing project. No other updates were available.
- Policy and Fees Resolution – Cheryl Riddle has not yet received the word version of the Policy and Fees Resolution. Tina Kemp made a note to send this to her.

New Business - None

Concerns of the Board - None

Concerns of the Members

A. Selle – stated he has experience with irrigation systems. He mentioned the piping size incorrect. Austin offered to help figure this out. The board agreed for Austin Selle to assist with pricing.

D. Trachsel – asked what the policy is about the chat. Steve Maurer said the chat is off until the members concerns. The chat is very distracting.

D. Nelson – asked what was the amount of lot # 77 and the subject of the Emergency Meeting. Cheryl Riddle said she is still waiting for the final breakdown from Vial Fotheringham. Tina Kemp said the topic of the Emergency Meeting was for a Member Account.

B. Anderson – said he agreed with Austin Selle comments.

D. Trachsel – Asked for the total amount of the check for lot #77. Cheryl Riddle responded that she did not yet have the final information. She is waiting for the final numbers from Vial Fotheringham, and she will then present the information when she receives it. David repeated the question and Cheryl stated she didn't have the information in front of her.

L. Merrill – stated he also wants to know the amount of the check.

H. Dollarhyde – wants to know if the information can be emailed out.

A. Selle – Feels the response is being evasive. Steve Maurer restated the information will be provided.

S.Keller – Asked why is there such a resistance for transparency. Steve Maurer responded that he doesn't agree, and that Cheryl did not have the numbers in front of her. The information will be shared.

Cheryl Riddle let the community that she has to verify with Jeri, the bookkeeper. She does not see it on the deposit summary.

H. Dollarhyde – wants to know if the information can be emailed out.



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Executive Session - The executive session is to discuss a member account. The board recessed the regular board meeting at 6:58 pm to go into an executive session. The regular board meeting reconvened at 7:07 pm.

Tina Kemp made a motion to act upon the recommendation of the board regarding the member's account. Jerry Koch seconded. The board voted 3 yes (*Steve Maurer, Cheryl Riddle and Tina Kemp*), and 1 no vote (*Mike Lee*).

Adjournment

Tina Kemp made a motion to adjourn the meeting Ed Moran seconded. The meeting was adjourned at 7:09 pm.

Reminder - Next Meeting is the Annual Member Meeting, July 16, 2022, 9:00 am at the picnic area on Black Pine.

Respectfully submitted by,
Tina Kemp
PPWC Secretary