



Ponderosa Pines Property Owners Association
Annual Members Meeting Minutes
July 16, 2022
Black Pine Picnic Area, La Pine OR 97739

The Annual Members Meeting was called to order at 9:15 am. Directors present: Jeff Harris (*Chairman*), Cheryl Riddle (*Treasurer*), Steve Maurer, Jerry Koch, and Ed Moran. Tina Kemp was excused.

Jeff Harris welcomed everyone and let everyone know there will be no board business conducted during the Annual Members Meeting.

Quorum has been met with over 100 votes. Michael Montag, from Vial Fotheringham was in attendance.

Jeff Harris pointed out the ballot counters and asked to refrain from approaching the table and talking with them.

Jeff Harris opened the floor for nominations for positions 3, 4, 5. No nominations from the floor. Nominations from the floor were closed.

Jeff Harris recessed the meeting at 9:25 am

Jeff Harris reconvened the PPPOA Annual Members Meeting at 9:34 am.

Jeff Harris - We continue to manage our Operating, Special Assessment and Reserve expenses in 2021 with YE total of \$65,236.76. The internal review has been completed.

In 2021 the Commons crew focus was on the Northern section of the association. The goal is to remove all dead, dying, and diseased hazard trees along the roadsides and the removal of wildfire hazardous materials such as low-lying branches, bitterbrush, and large accumulations of ground cover. The entry sign was also reinstalled utilizing logs from the community. We continued to be a Firewise Community in 2021 and we are working towards that designation in 2022.

An Ad-Hoc Road Committee was formed this year. Alternatives for future maintenance programs and dust abatement continue to be researched. A report from the committee will be given in the meeting.

A test program of chip seal maintenance process was approved for 1/2 mile of Ponderosa Way, the mailbox and an additional ¼ mile. It did not hold up as expected. Therefore, the committee was formed.

The road crews did an outstanding job of snow removal this past winter with many members compliments. There were, however, issues surrounding the old grader.

The old grader failed in early March 2022. Several mechanics confirmed it had multiple failed cylinders and that repairs would be quite large. We found a buyer and he hauled it off after paying us \$5,500.00 A replacement grader was found near-by and after reviewing maintenance history, purchased it in May 2022 (1991 John Deer 670B) for \$34,500.00 plus \$1,000.00 shipping.

Common Managers Report – Brad Covington, Commons Manager

Brad thanked his crew for always going above and beyond with everything they do. He wanted to share his appreciation for all the hard work they do. The crew was focusing on the diseased, dead, and dying trees along the roadside and parts of the backside of the common areas. They also did a lot of trimming along the roadside. This will help prevent motorhomes, campers, etc., from getting scratched along with the new manufactured homes coming in. They're doing their best to maintain the 200 plus acres in our area.



Ponderosa Pines Property Owners Association
Annual Members Meeting Minutes
July 16, 2022

Jeff Harris asked for a motion to close the polls at 9:47 am. Jerry Koch made the motion and Ed Moran seconded. No discussion. The board voted and unanimously voted to close the polls.

Jeff Harris recessed the meeting at 9:48 am
Jeff Harris reconvened the PPPOA Annual Members Meeting at 11:05 am.

Jeff Harris opened the members forum.

Members Forum

J. Rogers – asking to consider in person meetings again and being together as a community. The board agreed to look into and if she would look into any places she may know of.

D. Sidwell – what is the member turnover. Last year was about 55, so far, this year about 25-30.

J. Turner – Likes the Zoom meetings but would like to pump up the professionalism with seeing being able to see the members faces and their proper names.

D. Sidwell – asked to turn the chat off during the meeting until it's the members concerns. It's very distracting when watching a meeting.

D. Trachsel – He is opposed to turning off the chat. The chat should be always on. There are occasions when someone needs to do individual chats and people should just ignore it until members concerns.

A. Selle – Senate Bill 762. Per the map, we are rated as hi fire risk lots. We have 60 days to appeal. We are a FireWise community. Get a hold of Steve Maurer for more information. Ask for a reduction to moderate.

D. Trachsel – It's his understanding that Senate Bill 762 has directive that here will be changes in OAR statutes regarding fire. Don't go looking for Senate Bill 762 yet.

Jeff Harris recessed the meeting at 11:30 am until the ballots are done being counted.
Jeff Harris reconvened the PPPOA Annual Members Meeting at 12:12 pm.

*****There were a few questions asked that were not able to be heard on the audio recording.***

Election Results

Position #3

Tina Kemp - 67

Jeremy Martineau - 52

Desera Nelson - 19

Dian Toepfer - 8

Position #4

Austin Selle - 76

Jeff Harris - 64

Desera Nelson 4

Position #5



Ponderosa Pines Property Owners Association
Annual Members Meeting Minutes
July 16, 2022

Ed Moran - 123
Desera Nelson - 4
Jerry Quesenberry - 1

Jeff Harris closed the meeting at 12:14 am.

Respectfully submitted,
Tina Kemp
PPPOA Secretary