



Ponderosa Pines Property Owners Association  
Regular Board of Directors Meeting Minutes  
October 27, 2022  
Remote Online Meeting: Zoom Platform

The Regular Board of Directors meeting was called to order at 6:47 pm. Directors present: Austin Selle, Cheryl Riddle (*Treasurer*), Ed Moran, Steve Maurer, Kent Dollarhyde, and Tina Kemp. Quorum has been met.

**Members in Attendance:** Approximately 9

**Minutes**

- September 22, 2022, Regular Board Meeting – Tina Kemp made a motion to approve the minutes with a second from Ed Moran. With no further discussion, the board unanimously approved the minutes.
- October 13, 2022, Regular Board of Directors Meeting – Tina Kemp made a motion to approve the minutes with a second from Kent Dollarhyde. With no further discussion, the board unanimously approved the minutes.

**Treasurers Report:** Cheryl Riddle

The board agreed to accept the September 30, 2022, Financial Report.

Mid Oregon CU MM Reserve	\$132,533.62	<b>Accounts Receivable</b>	\$16,138.43
Mid Oregon CU Share	\$5.00		
US Bank MM Reserve	\$207,821.02	<b>Expenses</b>	
WaFd Checking Operations	\$158,994.18	Operating Expenses	\$1,214.50
WaFd MM Reserves	\$27,431.55	Reserve Expenses	\$0.00
Petty Cash	\$100.00	Special Assessment Expenses	\$3,103.48
<b>Total</b>	<b>\$526,885.37</b>	<b>Total Expenses</b>	<b>\$4,317.98</b>

The Budget committee recommendations were given by Diane Shuffelberger. Steve Maurer made a motion to accept the recommendation from the Budget committee with a second by Tina Kemp. After some discussion Ed Moran made a motion to accept the recommendation with the amendment that the line item for payroll be increased by 10% with a second by Tina Kemp. With no further discussion the vote was unanimous.

**Managers' Reports**

**Roads** – Larry Becker emailed his report and David Trachsel read the roads report. Larry is waiting direction on pothole repair.

**Commons** – Brad gave the commons report.

**Unfinished Business**

- Tabled organizational structure topic for next meeting.
- Asphalt roads maintenance was tabled for next meeting.

Austin Selle made a motion to fix the potholes with Steve Maurer as a second. Votes Aye were Steve Maurer, Ed Moran, Cheryl Riddle and Tina Kemp. Votes Nay were Kent Dollarhyde and Jeremy Martineau. Steve Maurer made a motion to amend the motion to run a test area with Tina Kemp as second. Vote was unanimous.

No motion was made to accept the Ad-Hoc Roads Committee report, but discussion was held.

Members asked to chip seal the cul-de-sac. Steve Maurer made a motion to table discussion until the next meeting. Kent Dollarhyde seconded. After discussion the vote was unanimous.



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**Executive Session** – Meeting recessed at 7:52 for executive session to discuss legal issues. The meeting reconvened at 8:49.

Ed Moran made a motion to remove Cheryl Riddle as the Treasurer with a second from Kent Dollarhyde. Voting Aye were Ed Moran, Kent Dollarhyde, Jeremy Martineau, Austin Selle. Vote Nay was Cheryl Riddle. Votes Abstaining were Tina Kemp & Steve Maurer.

Steve Maurer made a motion to appoint Ed Moran to the office of Treasurer with the understanding that the position would be temporary with second by Kent Dollarhyde. Voting Aye were Ed Moran, Kent Dollarhyde, Jeremy Martineau, Austin Selle & Steve Maurer. Voting No was Cheryl Riddle.

**New Business**

Reserve Study Review. Tina Kemp made a motion to solicit multiple bids for the purpose of updating the Reserve Study with a second from Ed Moran. After discussion the vote was unanimous.

**Concerns of the Board:**

**Concerns of the Members:**

**Executive Session** – Meeting recessed at 8:23 for executive session to discuss personnel issues. The meeting reconvened at 8:55.

Meeting was adjourned at 9:45 pm.

*Reminder - Next Meeting is Regular Board of Directors Meeting on November 17, 2022, 6:00 pm at the Living Waters Church.*

Respectfully submitted,

*David Trachsel*  
*PPPOA Secretary*