



Ponderosa Pines Property Owners Association
Regular Board of Directors Meeting Minutes
February 23, 2023
Living Water Church & Zoom Platform

Chairman Steve Maurer called the Regular Board of Directors meeting to order at 6:07 pm. Directors present were Cheryl Riddle (*Treasurer*), Jeremy Martineau, Tina Kemp, David Trachsel (*Secretary*), Tim Pile and Kent Dollarhyde. Quorum has been met. **Members in Attendance:** Approximately Eight on Zoom & Nine in house.

Minutes

- February 12, 2023, Special Board of Directors Meeting

Tim Pile made a motion to approve the minutes. Tina seconded. With no further discussion, the board unanimously approved the minutes.

Treasurers Report: Cheryl Riddle

The board agreed to accept the January 31, 2022, Financial Reports.

Mid Oregon CU Share	\$5.00	Accounts Receivable	\$17,912.25
Mid Oregon CU MM Reserve	\$132,834.51		
US Bank MM Reserve	\$207,859.43	Expenses	
WaFd Checking Operations	\$164,322.31	Operating Expenses	\$2,015.51
WaFd MM Reserves	\$70,375.42	Reserve Expenses	\$0.00
Petty Cash	\$200.00	Special Assessment Expenses	\$4,196.15
Total	\$575,596.67	Total Expenses	\$6,211.66

Reports

Roads – Report was sent out February 15th.
Commons – Brad gave the commons report.
Chairman gave monthly Report.
Treasurer gave monthly Report.
Secretary gave monthly Report.
Commons Team
Admin Team

Unfinished Business

Tim Pile made a motion to not proceed with litigation against Jack Mullins (AKA “Road Maintenance”) Jeremy Martineau seconded. After discussion it was decided to table this motion.

New Business

Credit Card

Steve Maurer made a motion to allow Steve Maurer to apply for a corporate card for use for PPPOA business only with a limit of \$300. Tim Pile seconded.

David Trachsel made a motion to amend the motion to allow Steve Maurer to apply for a corporate card for use for PPPOA business only with a limit of \$300 replacing the limit of \$300 with \$500. Tina Kemp seconded. Motion passed.

David Trachsel made a motion to include the general ledger report with the year-end financials that the board receives and to also have those reports provided going back to 2017. Cheryl Riddle seconded. Vote was unanimous.



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Jeremy Martineau made a motion that we immediately terminate like formally terminate the second contract of 128,000. Tim Pile seconded.

Steve Maurer made a motion to release the packet that we have sent to the attorney regarding the CCB Action to members upon request. Second by Jeremy Martineau.

Steve Maurer made a motion to table the motion with a second from Tim Pile. Vote was unanimous.

Concerns of the Board:

Concerns of the Members:

Cheryl Riddle motioned to adjourn the meeting. Jeremy seconded. Meeting was adjourned at 7:35 pm.

Reminder - Next Meeting is Regular Board of Directors Meeting on March 23, 2023, 6:00 pm at the Living Waters Church and via Zoom platform.

Respectfully submitted,

David Trachsel
PPPOA Secretary

APPROVED