



Ponderosa Pines Property Owners Association  
 Regular Board of Directors Meeting Minutes  
 January 25, 2024  
 Remote Online Meeting: Zoom Platform

Chairman Jeremy Martineau called the Regular Board of Directors meeting to order at 7:03 pm. Directors present: David Trachsel (*Secretary*), Alan Henne, Kent Dollarhyde, and Jeremy Martineau. A quorum was met. Members in attendance: approximately 11. Quorum has been met.

**Minutes**

- Special Meeting Minutes November 1, 2023.

Jeremy Martineau asked if there were corrections to the minutes. There were no corrections, and the minutes were accepted.

**Treasurers Report:**

***The board agreed to accept the October 31, 2023 Financial Report.***

WaFd Checking Operations	\$115,779.72	<b>Reserves</b>	\$414,139.20
Mid Oregon CU Share	\$5.00	<b>CWRR Grant</b>	\$108,967.15
Mid Oregon CU MM Reserve 9969	\$134,989.67	<b>Accounts Receivable</b>	\$8,463.16
		<b>Expenses</b>	
WaFd MM Reserves	\$70,901.11	Operating Expenses	\$3,595.85
US Bank MM Reserve 8389	\$208,248.42	Reserve Expenses	<b>\$0.00</b>
		Special Assessment Expenses	\$2,794.04
Petty Cash	\$200.00		
<b>Total</b>	<b>\$530,123.92</b>	<b>Total Expenses</b>	<b>\$6,389.89</b>

***The board agreed to accept the November 30, 2023, Financial Reports.***

WaFd Checking Operations	\$110,824.12	<b>Reserves</b>	\$414,454.14
Mid Oregon CU Share	\$5.00	<b>CWRR Grant</b>	\$106,549.42
Mid Oregon CU MM Reserve 9969	\$135,203.81	<b>Accounts Receivable</b>	\$9,908.14
		<b>Expenses</b>	
WaFd MM Reserves	\$70,959.12	Operating Expenses	\$1,719.69
US Bank MM Reserve 8389	\$208,291.21	Reserve Expenses	<b>\$0.00</b>
		Special Assessment Expenses	\$2,564.05
Petty Cash	\$200.00		
<b>Total</b>	<b>\$525,483.26</b>	<b>Total Expenses</b>	<b>\$4,283.74</b>

- There are about 36 members making quarterly payments and this was approved by the board.
- It was pointed out that the Reserve study letter for 2024 had some errors in the Annual Contribution which was shown as \$110 per lot when it should have been \$183.60.
- The projected YE expenses were listed incorrectly, and the corrections are listed in the minutes.
- Paying for a reserve study from interest on the reserve accounts was discussed.
- Several board members met with our CPA to further understanding of the year-end financial review.
- The engagement letters for the CPA Annual review and the 2023 tax preparation were signed and delivered.

**Managers' Reports**

- Roads – Greg Hulihan
- Commons – Brad Covington

**Unfinished Business:**

**New Business**



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**Concerns of the Board:**

- Discussed proceeding with planning to expand the package boxes at the mail center.

**Concerns of the Members:**

**Executive Session:**

- Member accounts and personnel

The meeting was recessed at 7:26 pm to move into executive session.

The regular meeting was reconvened at 7:51. No decisions were made on executive session discussions.

David Trachsel moved to adjourn the meeting at 7:52 with a second from Allen Henne. The meeting was adjourned at 7:52.

Reminder - Next Meeting is February 22, 2024, 7:00 pm.

Respectfully submitted,  
*David Trachsel*  
*PPPOA Secretary*