



Ponderosa Pines Property Owners Association
October 24, 2024

Jeremy Martineau called the meeting to order at 7:02pm on 10/24/2024. Directors present: Kent Dollarhyde, Jeremy Martineau, Vincent Lorrain, and Mary Petersen. 13 members attended.

- Treasurer Report
 - Mary Petersen and Kent Dollarhyde agree to accept the August financials.
 - The budget committee meeting is slated for 9:30am on Saturday October 26th at Living Waters Church.
- Greg Hulihan gave the Roads Manager report.
 - Greg asked the board to consider $\frac{3}{4}$ commercial gravel, which will compact better than $\frac{3}{4}$ minus. It was recommended to try this new gravel in the Sitka & Ponderosa Way area. There should be no impact to the Roads budget.
 - Greg confirmed that receipts should be given to Cheryl Riddle by placing them in the green box.
- Brad Covington gave the Commons report.
 - Chipping is occurring on Sweetgum, Ponderosa Loop, Greenheart, and others. Chipping is almost complete.
 - Burn season is not open yet. Make sure to call the Burn Information Line before any burning.
 - The Chipper is due for service in the coming weeks. The truck has been worked on – the window has been fixed.
 - In regard to the grant, we were approved for a dump trailer, but we've been using the dump truck. We do not have an adequate pickup to tow the trailer. Most of the grant funding has gone to labor, not equipment. The chipper has been quite useful.
- New Business
 - There have been some board changes. Alan Henne, David Trachsel, and Ken Forsythe resigned, and the board acknowledged their resignation.
 - Mary Petersen was brought on as a director and has taken the role of Secretary.



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- Cheryl Riddle was recruited to be the unpaid Treasurer but is not a director.
- Kent Dollarhyde made a motion to nominate Vincent Lorrain to PPPOA position #4. Mary Petersen seconded. The vote was unanimously approved. Vincent Lorrain was sworn in at 7:29pm.
- The truck will last the PPPOA for another year, however the plow will not last through the upcoming snow season. The treasurer will reference the reserve study to research what was put into the reserve budget. The straight plow is \$11,140 and the v-plow is \$12,350.
- Unfinished Business
 - PPPOA Reserve Study. The new study has been received. David Trachsel made comments that will be implemented. New board members will review and get comments to Jeremy within the next 48 hours.
 - Our biggest asset is the roads. It is the largest budget item. The new reserve study recommends that PPPOA perform an overlay of currently paved section in the next 5 years. The estimated cost is \$300,000.

Concerns of the Board - none

Concerns of the Members - none

Executive Session began at 8:13pm and concluded at 8:35pm.

- Member accounts and personnel.

Adjournment

Kent Dollarhyde made a motion to adjourn the meeting. Vincent Lorrain seconded. The vote was unanimous. The meeting was adjourned at 8:37pm.