



Ponderosa Pines Water Company
Approved Regular Meeting Minutes
February 26, 2025

Meeting held via Zoom.

Mary Petersen called the Regular Board Meeting to order at 7:13 PM

Board Members Present: Mary Petersen, Jeremy Martineau, Kent Dollarhyde, Tina Kemp, Greg Hulihan, Julie Smith. Quorum is met.

Members Present: Desera Nelson, David, Heather, Ken Forsyth, Marcia P, Terri, Cheryl Riddle, Julie Shattler

Minutes

Mary made a motion to approve the minutes for PPWC Regular Board Meeting January 22nd, 2025, Jeremy seconded. Mary, Kent, Jeremy, and Greg voted aye; Julie abstained. Motion Passed

Treasurer's Report

From the year end financials. Revenue for 2024 was \$154,000 at 103% of budget. Expenses for 2024 were \$116,000 at 78% of budget. Underspending came primarily from limited attorney use and being underspending on labor.

So far 2025 we have used 5% of budget and revenue is coming in from members paying their annual dues. So far there have been 39 members requesting quarterly payments, which we are happy to offer. We have also received 369 lots that have paid in full. There are a handful that we have not heard anything from, and Mary is working to follow up with them.

Mary motioned to accept the December 31, 2024, and January 31, 2025, financials, Jeremy seconded. Mary, Kent, Jeremy, and Greg voted eye; Julie abstained. Financials were accepted.

Discussion of adding a 4th bank to ensure that the PPWC stays under the \$250k FDIC limit. One the PPWC's bank accounts has \$290k. Possibly looking at banks in Bend, maybe Wells Fargo and On Point Credit Union. Heather Dollarhyde mentioned that the next closest bank was First Interstate in Sun River. Julie will investigate new banks and report back with some recommendations.

Manger's Report

In Brad Covington's absence George Shrum gave the manager's report: Passed monthly water quality test. One member had a leak in their wall, and it work Larry Becker several hours with the use of his tractor to clear the ice from the box and get the water shut off. Jim Smith had a similar occurrence where he needed to perform a routine water shut off and it took several hours to get through the ice. Jim and I will be attending the OAWU conference Sun River.



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Business

Looking at Master Plan and fire hydrants. The location of three fire hydrants are; at corner of Ponderosa Way and North Sugar Pine; at north corner of Subal Pine and Ponderosa Loop; and near the intersection of Sugarberry and Ponderosa Way. There are fewer standpipes, and one hydrants spread through out the initial subdivision. Since the PPWC has some extra funds available there's interest in the addition of more fire hydrants in the neighborhood. Kent suggested placing an overhead tanker fill or hydrant in the mailbox area as it is wide and easy to pull through. Mary suggested a small committee or email conversation about further hydrant installations.

Water rights update. A long discussion ensued concerning water rights and the need to get going on a path forward. Mary is advocating for permanent water rights application so we will be guaranteed water going forward. Concerning the lots that are not connected, she'd like to estimate water usage for them based on our current water usage per lot and apply accordingly. Continuing research on the appropriate path. Emergency usage for fire purposes do not count against our water allotment, Mary to research further along with water use for maintenance and leaks.

New Business

Discussion of cost overruns on the Well #3 installation. Initial estimate from 2015 was \$220k. When Well #3 was installed in 2020-21. The board thought that the actual cost was \$390k and this had been communicated to members. After further investigation we found that the total is \$419,865. Mary apologized to members, and she emphasized that there needs to be more oversight on future projects. Discussion with Cheryl Riddle, past treasurer, about the overage. Another lively discussion about procedures to prevent overruns on future projects ensued, with Mary taking the action item to work on solutions/procedures going forward.

Concerns of the Board

Mary made a motion to approve the PPWC Special Meeting Minutes for February 26, 2025. Jeremy seconded. Mary, Kent, Julie, Greg, Jeremy voted aye. Tina abstained. Motion passed.

Concerns of the Members

None

Executive Session

Executive Session Convened at 8:26 PM

Mary Petersen reconvened the PPWC Regular Board Meeting at 9:10 PM

Mary Petersen made a motion to accept 4 members for quarterly payments and 1 member pending acceptance of quarterly payments for 10 days while waiting for past due amount to be paid. Kent seconded. Mary, Kent, Greg, Julie, Jeremy voted aye, Tina voted nay.



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Adjournment

Mary motioned to adjourn the meeting. Kent seconded. Motion passed unanimously.

Mary Petersen adjourned the Regular Board Meeting at 9:11 PM.

George Shrum
PPWC Secretary