



Ponderosa Pines Property Owners Association
 Regular Board of Directors Meeting Minutes
 January 28, 2021
 Remote Online Meeting: Zoom Platform

The Regular Board of Directors meeting was called to order at 6:21 p.m. Directors present: Jeff Harris (*Chairman*), Cheryl Riddle (*Treasurer*), David Trachsel (*Secretary*), Jerry Koch, Mike Lee, Rhonda Smith and Hillary Buckner. A quorum was met.

Members in Attendance: Approximately 4

Minutes

- December 10, 2020 Regular Board of Directors Meeting: Cheryl Riddle made a motion to approve the minutes; Mike Lee seconded. With no further discussion, the board unanimously approved the minutes.

Treasurer’s Report - Cheryl Riddle

The board agreed to accept the November 30, 2020 Financial Report.

The board agreed to accept the December 31, 2020 Financial Report.

The treasurer noted that year-end CPA review could result in slight changes to the December report.

30-Nov-20			
Petty Cash	\$ 100.00	Accounts Receivable	\$ 9,132.59
US Bank MM Reserve	\$ 163,276.83		
WaFd Checking Operations	\$ 36,414.10	Operating Expense	\$ 2,184.30
WaFd MM Reserves	\$ 134,201.21	Special Assessment Expense	\$ 8,726.24
		Expenses Reserves	\$ -
Total Cash in the Bank	\$ 333,992.14	Total Expenses	\$ 10,910.54
31-Dec-20			
Petty Cash	\$ 100.00	Accounts Receivable	\$ 8,283.14
US Bank MM Reserve	\$ 163,280.71		
WaFd Checking Operations	\$ 18,776.25	Operating Expense	\$ 2,984.55
WaFd MM Reserves	\$ 147,459.81	Special Assessment Expense	\$ 4,550.06
		Expenses Reserves	\$ -
Total Cash in the Bank	\$ 329,616.77	Total Expenses	\$ 7,534.61

Managers’ Reports

- Roads**—Jeff Harris read the report from the Roads Liaison.
 - Work has been light due to little snow. No problems or concerns noted.
- Commons**—Manager Brad Covington reported.
 - With a mild winter so far, no storm damage to trees has occurred.
 - Logging operations are being conducted just west of the association and will reduce the potential for wild fires that could spread to our area.

Unfinished Business

- Dust Abatement Policy. Some board members agreed that it would be beneficial to have a policy in place for members who might wish to pay for dust abatement treatments along portions of the road in front of their property. Rhonda Smith agreed to draft a policy for Board review.



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- Chip Seal Project. Board members agreed that Jeff Harris should obtain an estimate to chip seal a one-half mile portion of Ponderosa Way (beginning where current chip seal portion ends) and the mailbox area. The Board will review the estimate at the next meeting.
- Trail System on the Commons. Establishment of a trail system on commons roads to provide members with a safe place to walk is still under consideration. (This would be limited to maps and signs.) Hillary Buckner agreed to head up this effort and seek the assistance of a community member who had expressed an interest.
- Replace/Repair Commons Road Signage. The board discussed replacing signs that identify the commons roads and limit traffic to authorized vehicles. As the current signs are damaged, illegible or missing, the commons manager has submitted an estimate for replacement. This will be discussed at the next meeting when all board members will have had a chance to review the estimate.
- Fire Fuels Committee. No updates.
- Resolution 08-01-2018 'Schedule of Fines' and Resolution 06-01-2018 'CC&R Enforcement'. David Trachsel has prepared revisions of these documents as well as a process flow chart. Discussion will continue at the next meeting allowing board members to complete their review of these items.
- Welcome Packet Revisions. David Trachsel has sent a copy of some revised materials for the packet. Board members will continue their review. Jeff Harris suggested adding information about the East Exit evacuation route.

New Business: None

Concerns of the Board: None

Concerns of the Members: None

Executive Session

The board recessed the meeting at 7:47 p.m. for an executive session to discuss PPOA violations and member accounts. The executive session began at 7:48 p.m. The board discussed no other business, and the executive session ended at 8:13 p.m.

The board reconvened the regular meeting at 8:13 p.m. and discussed the resumption of interest charges when advised by the attorney.

Adjournment

Rhonda Smith motioned to adjourn the meeting, David Trachsel seconded, and the meeting was adjourned at 8:16 p.m.

The next regularly scheduled meeting is February 25, 2021 at 6 p.m. Due to ongoing COVID-19 issues, the location and time are TBD.

Respectfully submitted,
David Trachsel
PPPOA Secretary