



Ponderosa Pines Property Owners Association
Regular Board of Directors Meeting Minutes
February 25, 2021
Remote Online Meeting: Zoom Platform

The Regular Board of Directors meeting was called to order at 6:18 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 8

Minutes

- January 28, 2021 Regular Board of Directors Meeting: Jeff Harris made a motion to approve the minutes; Jerry Koch seconded. With no further discussion, the board unanimously approved the minutes.
- February 5, 2021 Special Board of Directors Meeting: Jeff Harris made a motion to approve the minutes; Cheryl Riddle seconded. With no further discussion, the board unanimously approved the minutes.

Treasurer's Report - Cheryl Riddle

The board agreed to accept the January 31, 2021 Financial Report.

Petty Cash	\$ 100.00	Accounts Receivable	\$ 42,297.55
US Bank MM Reserve	\$ 243,282.09		
WaFd Checking Operations	\$ 74,466.61	Operating Expense	\$ 1,850.58
WaFd MM Reserves	\$ 147,491.12	Special Assessment Expense	\$ 2,252.52
		Expenses Reserves	\$ -
Total Cash in the Bank	\$ 465,339.82	Total Expenses	\$ 4,103.10

Managers' Reports

- **Roads**—Julie Shattler (Roads Liaison) read the report from Manager Larry Becker.
 - Potholes in the roads resulting from ice freezing/thawing will be repaired after the ground thaws.
- **Commons**—Manager Brad Covington reported.
 - Hazard trees near Ironbark and Black Pine were removed; a downed tree on Black Cottonwood will be removed tomorrow.
 - An accumulation of seasoned and split firewood stacked near Well #2 that needs to be dispositioned. Jeff Harris asked that a notice be sent to members advising that free firewood is available for members in need.
 - Brad is preparing a grant application to fund chipping operations.

Unfinished Business

- Dust Abatement Policy. Rhonda Smith reported that she is reviewing information previously generated by the board and is planning to get a team together (including some community members who have expressed an interest) to work on the details. She invited anyone else interested in working on the policy to join the team.
- Chip Seal Project. Now that the project is approved, Julie Shattler and Larry Becker have begun planning to dovetail the chip seal cost in with the existing gravel replacement program. Julie invited anyone interested in assisting to contact her.



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- Commons Trail System. Community member Tam Martin said she may volunteer for this project, but is requesting additional input from the board on the scope and vision. Hillary Buckner and other board members discussed the possibility of using potential new commons road signs to mount trail system signs.
- Replace/Repair Commons Road Signage. The board discussed an estimate (\$7,000) to replace signs that identify the commons roads and limit traffic to authorized vehicles. Jeff asked if anyone would make a motion to approve the project using money from the reserves. No motion was made and the project was tabled.
- Fire Fuels Committee. Rhonda Smith reported no updates on this and Jeff Harris noted that fire fuels violation enforcement has been suspended until April 1, 2021.
- Resolution 08-01-2018 'Schedule of Fines' and Resolution 06-01-2018 'CC&R Enforcement'. David Trachsel said he is continuing work on revisions to these items and will be setting some Zoom meetings in the next week for board member input. Jeff Harris requested that the resolutions be ready for a vote at the March Regular Board of Directors meeting.
- Welcome Packet Revisions. David Trachsel said he will continue to work on completing this.

New Business:

- Water Truck. Julie Shattler said that PPPOA has received an offer to buy the water truck. Jeff Harris made a motion to sell the truck to Sun Forest Estates for \$450.00. Jerry Koch seconded. After discussion, the board voted 6 - 1 to approve the motion; with Mike Lee voting no.
- Mailbox Area. Jeff Harris suggested installing signs around the mailbox area advising people that ice could result in slippery conditions. The board agreed and assigned the action to the commons department.

Concerns of the Board:

- David Trachsel also brought up the topic of ice at the mailbox area and suggested that another can of sand be installed there. The board agreed and assigned the action to the commons department.

Concerns of the Members:

- Venita Hardie commented on the mailbox area.
- Several member comments were received via the Zoom chat feature during the meeting:
 - Desera Nelson/Eddy Nelson asked why an email inquiry had not been answered.
 - Tam Martin asked if quarterly audits were done by members.
 - Desera Nelson/Eddy Nelson commented on terminology (slurry vs. chip seal).

Adjournment

Jeff Harris motioned to adjourn the meeting, Jerry Koch seconded, and the meeting was adjourned at 7:31 p.m.

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

Respectfully submitted,
David Trachsel
PPPOA Secretary