



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

The Regular Board of Directors meeting was called to order at 6:20 p.m. Directors present: Jeff Harris (*Chairman*), Cheryl Riddle (*Treasurer*), David Trachsel (*Secretary*), Jerry Koch, Mike Lee and Rhonda Smith. A quorum was met.

Jeff Harris reported that Director Hillary Buckner (Position #3) had submitted her resignation just prior to the meeting.

Members in Attendance: Approximately 4

Minutes

- February 25, 2021 Regular Board of Directors Meeting: Jeff Harris made a motion to approve the minutes; David Trachsel seconded. With no further discussion, the board unanimously approved the minutes.

Treasurer's Report - Cheryl Riddle

The board agreed to accept the February 28, 2021 Financial Report.

Petty Cash	\$ 100.00	Accounts Receivable	\$ 26,641.86
US Bank MM Reserve	\$ 243,283.93		
WaFd Checking Operations	\$ 166,431.90	Operating Expense	\$ 1,313.22
WaFd MM Reserves	\$ 67,504.06	Special Assessment Expense	\$ 4,205.16
		Expenses Reserves	\$ -
Total Cash in the Bank	\$ 477,319.89	Total Expenses	\$ 5,518.38

Managers' Reports

- Roads**—Larry Becker (Roads Manager) and Julie Shattler (Roads Liaison) were not in attendance. No report was provided.
- Commons**—Manager Brad Covington reported.
 - The commons crew was able to provide about 10 households with the firewood that was stacked near Well #2.
 - The commons manager conducted crew training in the safe operation of power tools in preparation for Spring commons work.
 - Brad mentioned that a list of maintenance items at the mail center had been provided for Board Member input.

Unfinished Business

- Dust Abatement Policy. Rhonda Smith reported that she has sent a draft of the policy to board members and has received comments. Noting that the policy will involve potential legal issues, the board agreed to get input from the association's attorney.
- Long Term Chip Seal Project Update. The Roads Liaison was not in attendance and no updates were provided.
- Commons Trail System. Community member Tam Martin outlined some preliminary planning for the Trail System, including sample maps, brochures and a timeline, and will send a powerpoint presentation to Board Members.
- Replace/Repair Commons Road Signage. This item was not addressed.



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- Fire Fuels Committee. Rhonda Smith reminded board members that the fire fuel violation process is on hold until April 1st, but committee members have identified several incidences of fire fuel accumulations in the neighborhood.
- Welcome Packet Revisions. David Trachsel said he has sent an additional draft of the welcome letter to board members, received some feedback, and expects the packet to be complete soon.
- Resolution 08-01-2018 'Schedule of Fines' and Resolution 06-01-2018 'CC&R Enforcement'. David Trachsel said he has sent additional drafts of these items, received some feedback, and expects the revisions to these documents to be complete soon. The board discussed a few minor details concerning certified mail for letters and procedures for NSF checks.
- Board of Director Handbooks. A summary of potential contents and resources was sent to board members. Cheryl Riddle indicated she would take the lead on starting a collection of Do's and Don'ts.

New Business:

- Jeff Harris reminded the board that four board positions will be up for vote at the Annual Meeting (July 2021). He requested that David Trachsel send out a notice to alert residents to this fact.
- Jeff Harris mentioned that the Secretary Assistant had resigned and asked David to send out a notice informing the membership that this position is open.

Concerns of the Board:

- Jeff Harris said that the association's logo was trademarked and should not be modified.
- Jeff requested that the board schedule a special meeting for the purpose of approving revisions to Resolution 08-01-2018 and Resolution 06-01-2018, and that the meeting should include an executive session to discuss fire fuels violations.

Concerns of the Members:

- None.

Adjournment

Jeff Harris motioned to adjourn the meeting, Rhonda Smith seconded, and the meeting was adjourned at 7:35 p.m.

The next regularly scheduled meeting is April 22, 2021 at 6 p.m. Due to ongoing COVID-19 issues, the location and time are TBD.

Respectfully submitted,
David Trachsel
PPPOA Secretary