



Ponderosa Pines Property Owners Association  
 Regular Board of Directors Meeting Minutes  
 May 27, 2021  
 Remote Online Meeting: Zoom Platform

The Regular Board of Directors meeting was called to order at 7:15 pm. Directors present: Jeff Harris (*Chairman*), David Trachsel (*Secretary*), Cheryl Riddle (*Treasurer*), Mike Lee, Jerry Koch, and Rhonda Smith. Quorum has been met.

**Members in Attendance:** Approximately 6

**Minutes**

- April 22, 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 April 30, 2021, Financial Report.

Petty Cash	\$ 100.00	Accounts Receivable	\$ 18,006.78
US Bank MM Reserve	\$ 243,287.98		
WaFd Checking Operations	\$ 91,470.64	Operating Expense	\$ 6,103.55
WaFd MM Reserves	\$ 83,702.15	Special Assessment Expense	\$ 14,469.59
		Reserve Expence	\$ 59,000.00
Total Cash in the Bank	\$ 418,560.77	Total Expenses	\$ 79,573.14

**Managers’ Reports**

- **Roads**—Larry Becker (Roads Manager) Maintaining the edges of the road. Larry will be driving all the roads of the community to review what roads will need gravel. This information will be used as a part of the long-term roads plan that includes chip seal and rocking.
- **Commons**—Manager Brad Covington reported burn season will be closing soon and to make sure to call the burn hotline. Removed a hazard tree by the East Exit. Brush cut bitter brush in the East Exit area, common areas between Pyrola and Sweetgum. A new employee has been hired. They are still working on a plan to put the entrance sign back up.

**Unfinished Business**

- Commons Trail System – Tam was not available. She provided a packet of information prior to the meeting. Tam Martin and Julie Shattler will get together to come up with information to be posted on the website.
- Fire Fuels Committee Update – The Association was driven to review fire fuels violations that have been identified and identified new violations.
- Commons Signage Replacement – Signs will cost \$6,900.00. There is not enough money to cover it in the reserves currently. Will bring up and fund it during budget season.
- There have been many complaints about people using the Commons as their personal driveways. The Commons are not to be used as personal driveways.
- Dust Abatement Policy – Jeff Harris will send Michael to review.
- Annual Packet Update – Target mailing date is June 16, 2021. Tam Martin will be the Special guest speaker. The picnic is canceled due to COVID restrictions. Members are welcome to bring their own lunch. David Trachsel suggested changing the name of the secure envelope to confidential, so we can



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purchase a new stamp. Board agreed. Cheryl Riddle will give David Trachsel the set of keys to the mailboxes and green lock boxes.

**New Business**

- Ballot handling process – Jeff Harris made a motion to approve the new ballot handling process. Rhonda Smith seconded. Board reviewed the process and Board voted to accept the ballot handling process, as amended, passed with 5 yea (*Jeff Harris, David Trachsel, Mike Lee, Jerry Koch, and Rhonda Smith*) and 1 abstained (*Cheryl Riddle*).

**Concerns of the Board**

- Jeff Harris reminded everyone that the Commons are not personal driveways.

**Concerns of the Members**

- D. Nelson – asked for the cost of the chipseal.
- B. Covington – asked to speak to the board in in the Executive Session regarding violations.

**Executive Session**

The board recessed at 8:17 pm for an Executive session. The board reconvened the meeting at 8:47 pm.

No decisions have been made, and a Special Meeting is scheduled for Wednesday, June 2 at 10:00 am to finish reviewing the violations.

**Adjournment**

Jeff Harris motioned to adjourn the meeting, Jerry Koch seconded, and the meeting was adjourned at 8:49 pm.

*The next regularly scheduled meeting is June 24, 2021, at 6 pm. Due to ongoing COVID-19 issues, the location and time are TBD.*

Respectfully submitted,  
*David Trachsel*  
*PPPOA Secretary*