



Ponderosa Pines Property Owners Association
Annual Members Meeting
Saturday, July 17, 2021
Black Pine Picnic Area, La Pine, OR 97739

The Ponderosa Pines Property Owners Annual Members meeting was called to order at 9:25 am. Directors present: Jeff Harris (*Chairman*), David Trachsel (*Secretary*), Cheryl Riddle (*Treasurer*), Jerry Koch, and Rhonda Smith.

Jeff Harris welcomed everyone and read the Chairman's report. There will be no board business conducted during the Annual Members Meeting.

Quorum has been met with over 150 votes. Approximately 15 members in attendance. Michael Montag, from Vial Fotheringham was in attendance.

Introductions of Board Members.

Jeff Harris opened the floor for nominations for positions 1, 2, 6 & 7. No nominations from the floor. Nominations from the floor were closed.

Jeff Harris recessed the meeting at 9:29 am.

Jeff Harris reconvened the PPPOA Annual Members Meeting at 9:34 am.

Cheryl Riddle - We continue to manage our Operating, Special Assessment and Reserve expenses in 2020 with YE total of \$90,962.13.

Common Managers Report – Brad Covington, Commons Manager

Brad thanked his crew for always going above and beyond with everything they do. Making headway on the 5-year plan for commons improvement, but if there is a particular hazard in your area, please contact the board. They manage about 200 acres in and around our community to keep us fire safe.

Brad also recognized volunteer property owners for the contributions and the homeowners that have pitched in keeping their Commons clean.

Jeff Harris asked if there is anyone that still needs to vote. No one came forward. Jeff Harris closed the polls at 9:47 am and recessed the meeting.

Meeting reconvened at 10:16 am.

Members Forum

Tam Martin gave a presentation on the trail system that is being developed. You can also find the information on the website <http://www.pppownersassoc.org> which will be updated as progress continues.

Jeff Harris asked for an update on the entrance sign. Brad Covington updated the community.

Ed Nelson expressed his thoughts on the chipseal roads.

Another member (*name was not announced*) asked Michael Montag to explain who he is and what his role is with the association. Michael Montag responded and addressed Ed's comments regarding chipseal.

John Trudell expressed his thoughts on the roads and his experience with HOA's and lot certification. Jeff Harris addressed the roads and lot certifications.



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Jeff Harris informed the community regarding the emergency exits. He also addressed how the East Exit is maintained. The East Exit is maintained by private donations from members. The HOA has nothing to do with the maintenance of the East Exit because its outside the HOA property boundaries.

A member asked about the violation process. Jeff Harris & Michael Montag answered this question.

*****There were a few questions asked that were not able to be heard on the audio recording.***

Election Results:

Position 1

Cheryl Riddle

Position 2

Jerry Koch

Position 6

Mike Lee

Position 7

Rhonda Smith

Adjournment Meeting adjourned at 11:10 am

Respectfully Submitted,

David Trachsel

PPPOA/PPWC Secretary