



Ponderosa Pines Property Owners Association  
 Regular Board of Directors Meeting Minutes  
 September 30, 2021  
 Remote Online Meeting: Zoom Platform

The Regular Board of Directors meeting was called to order at 6:57 pm. Directors present: Jeff Harris (*Chairman*), Tina Kemp (*Secretary*), Cheryl Riddle (*Treasurer*), Jerry Koch, Rhonda Smith and Tina Kemp. Mike Lee is excused. Quorum has been met.

**Members in Attendance:** Approximately 5

**Minutes**

- August 26, 2021 Regular Board of Directors Meeting  
 Jeff Harris made a motion to accept the minutes and Cheryl Riddle seconded. With no further discussion, the board unanimously approved the minutes.

**Treasurers Report:** Cheryl Riddle

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

Petty Cash	\$ 100.00	Accounts Receivable	\$ 11,669.79
US Bank MM Reserve	\$ 243,296.15		
WaFd Checking Operations	\$ 97,050.61	Operating Expense	\$ 4,029.39
WaFd MM Reserves	\$ 57,065.09	Special Assessment Expense	\$ 1,445.62
		Expenses Reserves	\$ -
Total Cash	\$ 397,511.85	Total Expenses	\$ 5,475.01

Jeff Harris brought up the budget meeting. The bookkeeper asked for a few dates. Can be done via Zoom or in person. Tina Kemp will be the third board member for the budget committee. Once a date is agreed on, a notice will be sent to the membership asking for volunteers from the community.

Desera Nelson submitted her name as a person interested in being on the budget committee.

**Managers' Reports**

- **Roads**—Larry Becker, Roads Manager – Julie Shattler. Hired a couple new employees and working on the long term road plan.
- **Commons**—Brad Covington – Commons Manager – Jeff Harris read Brad's report. October they will begin brush cutting and debris will be removed.

**Unfinished Business:**

- **Commons Trail System Update** – No report, but Tam will need the next person to take over.
- **Fire Fuels Committee Update** - Rhonda Smith reported she has been looking at Fire Fuels violations.
- **Front Entrance Sign** – The sign has been reinstalled at the entrance.
- **Chip Seal Project** – Jeff Harris, Julie Shattler and Larry Becker will be working on the long term plan.

The chip seal company has come back to us to chipseal a ¼ mile at a reduced cost due to it being at the end of the season. The chipseal would be put down at the other end of the Ponderosa Loop transition. Road crew will also finish rocking White Pine Way which is already in the reserve account.

Jeff Harris made a motion to for the chip seal company to put the chipseal down.

Discussion: Julie Shattler let the board know the other end of the transition is now the worst area that always needs a lot gravel and work each year. She also let the board know it is covered by warranty and the company has come out within hours each time called. The saving is about \$9,000.00.

After discussion, Rhonda Smith seconded and the board voted yes (*Tina Kemp, Rhonda Smith Jeff Harris*) abstained (*Cheryl Riddle*), no (*Jerry Koch*).



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**New Business:** None

**Concerns of the Board:** None

**Executive Session** – Jeff Harris motioned to go into an Executive Session. Jerry Koch seconded. Meeting was recessed at 7:35 pm to go into an Executive Session. Meeting reconvened at 7:52 pm.

Jeff Harris made a motion to move forward as discussed on member accounts.

**Adjournment**

Jeff Harris motioned to adjourn the meeting, Rhonda Smith seconded. Meeting was adjourned at 7:53 pm.

*Reminder - Next Meeting is October 28, 2021, 6:00 pm via Zoom.*

Respectfully submitted,  
*Tina Kemp*  
*PPPOA Secretary*