



Ponderosa Pines Property Owners Association
 Regular Board of Directors Meeting Minutes
 January 27, 2022
 Remote Online Meeting: Zoom Platform

The Regular Board of Directors meeting was called to order at 6:35 pm. Directors present: Jeff Harris (*Chairman*), Tina Kemp (*Secretary*), Cheryl Riddle (*Treasurer*), Jerry Koch, Mike Lee, Austin Selle and Rhonda Smith. Quorum has been met.

Members in Attendance: Approximately 5

Minutes

- December 16, 2021, Regular Board of Directors Meeting - Cheryl Riddle made a motion to approve the minutes. Austin Selle seconded. With no further discussion, the board unanimously approved the minutes.
- January 11, 2022 Special Board of Directors Meeting. Jeff Harris made a motion to approve the minutes. Austin Selle seconded. With no further discussion, the board unanimously approved the minutes.

Treasurers Report: Cheryl Riddle

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

Petty Cash	\$ 100.00	Accounts Receivable	\$ 9,797.93
US Bank MM Reserve	\$ 243,304.25		
WaFd Checking Operations	\$ 70,005.95	Operating Expense	\$ 2,291.91
WaFd MM Reserves	48,263.45	Special Assessment Expense	\$ 4,883.55
		Reserve Expense	\$ -
Total Cash	\$ 361,673.65	Total Expenses	\$ 7,175.46

Cheryl Riddle let the board know these are not the final year end financials, these are just preliminary numbers. The final numbers will come from the bookkeeper and the CPA.

Managers' Reports

- **Roads**—Larry Becker, Roads Manager – Presented by Julie Shattler – Larry is working on the grader as he can, checking over the equipment so they are ready for the next round of storms.
- **Commons**—Brad Covington, Commons Manager – No report.

Unfinished Business:

- Fire Fuels Committee Update – No report. Jeff Harris would like to have a Special Meeting to review the members violations so everything is updated for the spring. **Members violations are kept private and not public knowledge. This will be held in an Execustive Session*

New Business

- State Farm Grant – They're offering grants for FireWise. Asked for someone to assist with this. Jeff Harris will check with Wally on this. Would love to see if anyone in the community would like to help with this.
- Trails – Mark Johnston requested to approach the board to express his concerns. Mark's concerns are as follows - type of community we are, location of trails, plan, membership input, budget and need. He feels the project should be stopped until all trails are identified, cost and then get member feedback.

Jeff Harris thanked Mark for his well thought out presentation. One of the ideas behind the trails was to identify areas to walk in the hope members would use them for their safety. Driver's are not paying



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attention while driving on the roads and are not slowing down. Walkers have almost been hit and are eating dust. It was also to identify where people can walk so they're not walking in people's yards. The board will definitely re look at this project.

Susie asked if the trails are bike friendly, stroller friendly, etc. Jeff Harris let her know it was just to identify where the Commons are. We are not building trails. We have actually had people get lost.

Jeff Harris appreciated Mark bringing this forward and would love to work with him to steer us on either moving the project forward or to discontinue it all together.

- Commons Signage Replacement – Jeff Harris asked Austin Selle to get with Brad to start replacing the rusted out and damaged authorized vehicles signs on the Commons.

Concerns of the Board:

- Austin Selle brought up the grader. We need to be able to take care of our roads. There is a project in place to identify what equipment we need to have to change from gravel to chip seal.

Concerns of the Members:

D. Nelson expressed her concerns about the chipsealed roads. Julie Shattler let everyone know there are a few areas that do need repair and talked with the contractor. He is pretty sure he knows what happened and is going to repair/redo everything at no cost. He has already repaired sections of road that were vandalized by members at no cost.

Brian – Asked when the roads are chipsealed, will the chipseal be brought up to connect to the end of his driveway. He didn't want gravel between his driveway and the chipsealed road. Julie Shattler let him know at this is being discussed with the contractor. He said yes and doesn't feel it would add to the cost of the project, but will need to identify driveways on the section of road being chipsealed each year.

Brian also mentioned he has state grant experience and be willing to help out. Jeff Harris said to contact him, the help is appreciated. Jeff asked for Tina to send him the grant information.

Executive Session –

The executive session is to discuss member accounts, members violations and personnel.

The board recessed for a break at 7:19 pm. The board went into an executive session at 7:27 pm. The meeting reconvened at 8:03 pm. No issues requiring a vote.

Adjournment

Jeff Harris motioned to adjourn the meeting, Jerry Koch seconded. Meeting was adjourned at 6:55 pm.

Reminder - Next Meeting is February 24, 6:00 pm via Zoom.

Respectfully submitted,
Tina Kemp
PPPOA Secretary