



Ponderosa Pines Property Owners Association
 Regular Board of Directors Meeting Minutes
 February 24, 2022
 Remote Online Meeting: Zoom Platform

The Regular Board of Directors meeting was called to order at 7:17 pm. Directors present: Jeff Harris (*Chairman*), Tina Kemp (*Secretary*), Cheryl Riddle (*Treasurer*), Jerry Koch, Mike Lee, and Austin Selle. Quorum has been met.

Members in Attendance: Approximately 5

Minutes

- January 27, 2022 Regular Board of Directors Meeting – Jeff Harris made a motion to approve the minutes. Cheryl Riddle seconded. With no further discussion, the board unanimously approved the minutes.
- February 10, 2022 Special Board of Directors Meeting – Jeff Harris made a motion to approve the minutes. Jerry Koch seconded. With no further discussion, the board unanimously approved the minutes.

Treasurers Report: Cheryl Riddle

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

Petty Cash	\$ 100.00	Accounts Receivable	\$ 58,347.78
US Bank MM Reserve	\$ 243,306.31		
WaFd Checking Operations	\$ 249,665.28	Operating Expense	\$ 1,728.13
WaFd MM Reserves	92,281.65	Special Assessment Expense	\$ 10,768.47
		Reserve Expense	\$ -
Total Cash	\$ 585,353.24	Total Expenses	\$ 12,496.60

- **Position #7** – All three candidates did tell the board about themselves during the PPWC February Regular Board of Directors meeting. Jeff Harris made a motion to appoint Steve Maurer to position #7, which expires in July 2023. Ausint Selle seconded. With no further discussion, the board unanimously approved. Jeff Harris swore in Steve Maurer to position #7.

Managers’ Reports

- **Roads**—Larry Becker, Roads Manager – Presented by Jeff Harris. The County portion of the road has been widened after the last snowfall. A gear on the grader has been replaced and plans are in place to start working on the roads. All equipment is running well at this time.
- **Commons**—Brad Covington, Commons Manager – With the heavy snow on January 6, many trees were flopped over. All came back except for one and the tree has been removed. Also removed a tree off of Pacific Willow. Objectives for 2022, is to remove standing dead & dying trees off of the roadways, side Commons, end of Heartwood, Laurel, Pyrola, S. Sugar Pine, Subal Pine area, etc. Continuing safety training. No accidents for 10 years! Also need to hire a few new employees. Notice will go out to the membership.

Unfinished Business:

- Fire Fuels Committee Update – Jeff Harris would like to send out a notice regarding cleaning up the lots early before fire season.
**Members violations are kept private and not public knowledge. This will be held in an Executive Session.*
- Trails – Has been tabled until further notice.



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- CCB – Austin looked into it this and talked with the head of the compliance department and wants to work with us. Jeff Harris, Austin Selle and Brad Covington will put together an email and present it to the board for review and agree to send. Any questions from the board would be appreciated too.
- Violation Process – Jeff Harris asked for everyone’s input. Steve Maurer asked about the process and Jeff Harris explained. Julie Shattler will do the administration portion in addition to her Secretary Assistant duties. Jerry Koch will put together a meeting of the violations team.

New Business

- Banks Authorized Signatures –Cheryl Riddle made a motion to remove David Trachsel from the PPPOA US Bank Money Market and add Tina Kemp and to remove David Trachsel from the PPPOA Washington Federal Money Market and checking accounts and add Tina Kemp. Autin Selle seconded. The board voted and the board unanimously approved the changes of the signers.

Concerns of the Board: Jerry Koch mentioned he would like people to be more respectful when others are talking.

Concerns of the Members:

D. Nelson inquired and commented on the chip seal and the chip seal contractor. Jeff Harris responded.

A. Anderson asked when the roads will be repaired. Jeff Harris and Tina Kemp responded. Also asked how new board members are chosen. Jeff Harris explained.

B. Anderson – offered Brad Covington assistance with chainsaw.

Executive Session –

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

The board recessed the regular board meeting at 8:21 pm to go into an executive session. The regular board meeting reconvened at 8:45 pm. No issues requiring a vote.

Adjournment

Jeff Harris motioned to adjourn the meeting, Jerry Koch seconded. Meeting was adjourned at 8:46 pm.

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

Respectfully submitted,

Tina Kemp

PPPOA Secretary