



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

The Regular Board of Directors meeting was called to order at 6:19 pm. Directors present: Jeff Harris (*Chairman*), Tina Kemp (*Secretary*), Cheryl Riddle (*Treasurer*), Jerry Koch, Mike Lee, Austin Selle and Steve Maurer. Quorum has been met.

Members in Attendance: Approximately 12

Minutes

- February 24, 2022, Regular Board of Directors Meeting: Jeff Harris made a motion to approve the minutes. Steve Maurer seconded. With no further discussion, the board unanimously approved the minutes.
- March 8, 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.
- March 18, 2022, Emergency Board of Directors Meeting: Jeff Harris made a motion to approve the minutes. Jerry Koch seconded. Jeff Harris stated the meeting was to review the mechanic report for the grader. The mechanic agreed with the other two opinions on the grader. Direction and approval was given to the Road’s Manager to dispose of the grader in the most economic way.

Treasurers Report: Cheryl Riddle

The board agreed to accept the February 28, 2022 Financial Report.

Mid Oregon CU Share	\$ 5.00	Accounts Receivable	\$ 36,995.27
Mid Oregon CU Reserve	\$ 132,285.00		
Petty Cash	\$ 100.00	Operating Expenses	\$ 2,806.51
US Bank MM Reserve	\$ 243,308.17	Reserve Expenses	\$ -
WaFd Checking - Operations	\$ 179,481.75	Special Assessment Expenses	\$ 14,490.89
WaFd MM Reserves	\$ 48,279.06		\$ -
Total	\$ 603,458.98	Total Expenses	\$ 17,297.40

Cheryl Riddle let the board know the letters for the bank are prepared and ready.

Managers’ Reports

- **Roads**—Larry Becker, Roads Manager – Since the grader is down, Mike Shields will come in to repair the pot holes and grade certain areas of the roads. There is a potential buyer for the grader and Larry will let the board know when the buyer is coming out. Board discussed the current chip seal contract.
- **Commons**—Brad Covington, Commons Manager – Getting ready to start hazard tree removal. He marked a few hazard trees on Subal Pine and Ponderosa Loop. He will have flaggers onsite to direct traffic. Brad also requested for a back pack blower and would like to look into a trailer and a chipper. He has been using his own equipment for 10 years. Cheryl Riddle reminded that any new equipment can only be \$500.00. Anything more would need a vote of the members.

Unfinished Business:

- Fire Fuels Committee Update –Discussion regarding Senate Bill 762 is replacing Sentae Bill 360. Austin Selle feels we should start moving towards the current standards.



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Regular Board of Directors Meeting Minutes
March 24, 2022

- CCB – The CCB Board reported back and reported the Association does not need to have a CCB license for work done on the Commons.
- Records request update – Julie Shattler let the board know a lot of work and time has been invested in pulling, copying and refiling 5 years of records. There will be a cost to the member requesting the records. An email will be prepared and sent to the board.

New Business

- Jeff Harris let everyone know that two of our glass information boxes have been vandalized and are now broken. They no longer close properly. The board agreed to have the Commons Manager to repair/replace the information boxes.
- Q&A – Jeff Harris wants to continue to move forward with the Q&A to send out to the membership. Things have become hectic and doesn't want this forgotten about.

Concerns of the Board:

- Austin Selle inquired about the tire chains and other equipment that can be removed from the grader. Per Larry Becker, he's already working on this.
- Jeff Harris addressed the many complaints received by members, employees and board members regarding being approached, harassed, intimidated by a select few members. The board cannot do anything regarding this. The members must call Deschutes County Non Emergency at 541-693-6911 and make a report.
- Jeff Harris mentioned to the board about micromanaging of other board members.
- Jeff Harris would like a code of civility created like other HOA's have.
- Steve Maurer brought up putting together a Roads Committee. Austin liked the idea. Steve Maurer made a motion to set up a Road Committee and Austin seconded. Board members mentioned needing a scope of work defined and need to follow the resolution in place. Board needs to review the resolution to insure they are following the proper procedures. Steve Maurer tabled his motion until next month.

Concerns of the Members:

- L. Merrill – Asked about replacement of the grader, talked about Road's committee and expressed his feelings about the chipseal.
- J. Martineau – Asked who created the Road's plan, how many people were on it, lack of member input, how the board does business, ability to maintain the roads and executive sessions.
- J. Turner – Asked who is paying for the gravel to fix the pot holes while we wait for the chipseal to be repaired. She also asked how much time it would take to evacuate the community in case of a wildfire.
- H. Dollarhyde - Do we have a SOP to have the back gate opened.
- D. Shattler - Asked if the gate can be opened during fire season.



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Regular Board of Directors Meeting Minutes
March 24, 2022

Executive Session –

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

The board recessed the regular board meeting at 8:01 pm to go into an executive session. The regular board meeting reconvened at 9:06 pm. Jeff Harris made a motion to move forward on the violations as discussed. Jerry Koch seconded. With no further discussion, the board unanimously approved.

Steve Maurer has volunteered to spearhead an activity to review processes and procedures.

Adjournment

Jeff Harris motioned to adjourn the meeting, Jerry Koch seconded. Meeting was adjourned at 9:08 pm.

Reminder - Next Meeting is April 21, 2022, 6:00 pm via Zoom.

Respectfully submitted,
Tina Kemp
PPPOA Secretary