



Ponderosa Pines Property Owners Association  
 Regular Board of Directors Meeting Minutes  
 May 26, 2022  
 Remote Online Meeting: Zoom Platform

The Regular Board of Directors meeting was called to order at 6:34 pm. Directors present: Jeff Harris (*Chairman*), Tina Kemp (*Secretary*), Cheryl Riddle (*Treasurer*), Steve Maurer, Mike Lee, Jerry Koch, and Ed Moran.

Quorum has been met.

**Members in Attendance:** Approximately 12

**Minutes**

- April 21, 2022, Regular Board of Directors Meeting Tina Kemp made a motion to approve the minutes. Steve Maurer seconded. With no further discussion, the board unanimously approved the minutes.

**Treasurers Report:** Cheryl Riddle

The board agreed to accept the April 30, 2022 Financial Report.

Mid Oregon CU Share	\$ 5.00	Accounts Receivable	\$ 23,968.49
Mid Oregon CU Reserve	\$ 132,323.19		
Petty Cash	\$ 100.00	Operating Expenses	\$ 2,290.90
US Bank MM Reserve	\$ 243,312.22	Reserve Expenses	\$ -
WaFd Checking - Operations	\$ 186,901.79	Special Assessment Expenses	\$ 5,964.91
WaFd MM Reserves	\$ 48,295.20		\$ -
<b>Total</b>	<b>\$ 610,937.40</b>	<b>Total Expenses</b>	<b>\$ 10,416.36</b>

**Managers' Reports**

**Roads** – Jeff Harris read the report. Larry filled potholes at the mailbox area. Graveled road edges on Ponderosa Way and added asphalt patch to a bad pothole on Ponderosa Way.

I'm troubled by the potholes on the new chip sealed areas. If they were still gravel, they would have been fixed a long time ago. I haven't heard any update as to when the chip seal contractor will be here to repair them.

As the Road Manager, I've had no contact from the Roads Committee either directly or via my liaison Julie Shattler. Is there anything from the committee I need to be made aware of?

The latest estimate for 3/4 state speck rock from Vic Russell is \$35.85 per ton. (1.25 tons per yard)

- West White Pine to Elder Berry 4/10 of a mile = 684 tons \$24,487.20
- Long Leaf 2/10 of a mile = 342 tons \$12,260.07
- Bear Berry 2/10 of a mile = 342 tons \$12,260.07
- Elder Berry 1/10 of a mile = 171 tons \$ 6,130.35
- N. North Sugar Pine 1/10 of a mile = 171 tons \$ 6,130.35

Total Rock Estimate \$61,268.04

(Water for the new gravel will add about \$250.00 - \*\*These estimates are subject to change due to calculation errors or price increases.



Ponderosa Pines Property Owners Association  
Regular Board of Directors Meeting Minutes  
May 26, 2022

Peachwood has enough rock. With rock retrieval from the road edges and working it back into the road bed, it will be in good shape. Black Pine - same as Peachwood. We can do rock retrieval.

Ponderosa Loop can be grader maintained this year until we figure out the chip seal project. There is money in the Reserve for the road maintenance.

Jeff Harris entertained a motion to authorize the Road Department to move forward with the gravel as recommended by the Road Maintenance Committee for 2022. Steve Maurer made the motion and Jerry Koch seconded. With no further discussion, the board unanimously approved.

Cheryl Riddle noted there was a lot of chat going on during the meeting and that the members do have a section when they can speak, just like an open meeting.

**Commons**—Brad Covington, Commons Manager – The Common crew did thinning, limbing and brush cutting on the SW corner of the Association. A new blower was purchased and will be utilized by the Commons and Road's departments. Additional thinning, limbing and brush cutting on the Commons between North and South Sugar Pine. Debris was safety burned. Removed 10 hazard trees on the corner of Subal Pine and Ponderosa Loop. The debris was removed and safely burned at the burn site at the park. There was a large fire pit that had debris in next to a new owner's property. Brad is working with the homeowner to burn the debris and come back later to fill in the hole. The property owner is very much appreciative.

Assisted the owner of Dragon Wildfire to do training on dropping trees. Brad gave them an area at the park to drop the tree. The bucked the trees up and cleaned up the debris. Felt it went very well.

In process of replacing the authorized vehicle only signs.

Ed Moran acknowledged all of Brad's hard work with the members home that burned down.

**Unfinished Business:**

- Fire Fuels /Violation Team Update – Steve Maurer let the board know the team has been traveling the community looking for fire fuels issues. For the most part, everyone has been very cooperative and feels its going very well. CC&R's Resolution Update – This has not yet been worked on and tabled for the next meeting.
- Road walk with contractor – Austin Selle gave the report on the walk through the chip sealed areas. The repairs on Ponderosa Loop will be done in July and has had his crew temporarily repair the areas of chip seal that will need to be redone. The report has been sent for review to the board. Apologized the late submission. Jeff Harris acknowledged receipt and the board will review the report. Jeff Harris asked what are the future plans of the committee. The committee will be looking at dust abatement. Austin will not be posting the report.

**New Business**

- Annual Members Meeting – Jeff Harris reminded the board that the draft Annual Packet has been sent to everyone and to please look at so we can get it to the printer and out to the members.
- Process and Procedures – Steve Maurer is on vacation and is tabled until next month.



Ponderosa Pines Property Owners Association  
Regular Board of Directors Meeting Minutes  
May 26, 2022

**Concerns of the Board:**

- Cheryl Riddle wants to put a kudos out to Jim Craig for pitching in to keep the Mailbox Center area clean.
- Steve Maurer – expressed his concerns and changes to the Schedule of Fines Resolution. He will be working on the changes.
- Ed Moran mentioned seeing a lot of comments about the money that has been paid into for chip seal. Cheryl Riddle responded regarding this.
- Jerry Koch asked Jeremy Martineau to please stop calling people liars on the chat and its uncalled for, especially coming from a supposed educated person. Time to grow up and Jeremy responded to Jerry by saying “Jerry would you like for me to come over and see what a big boy looks like”
- Cheryl Riddle is asking for the chat to be turned off until concerns of the members.

**Concerns of the Members:**

- L. Merrill – Mentioned that chip seal shouldn't be put down until we get a consistent temperature of 60 degrees and Jack is already chip sealing driveways in the Association. He would like the members to know.
- D. Shattler – Wanted to comment that a Road Committee member Jeremy has been making false accusations with no facts against himself and his wife. Proof was shown otherwise and is asking for this to stop. He has reached out to Jeremy personally many times to discuss this and he has yet to receive a response. Jeremy stated he was told by a person connected to the board and at this meeting that there was an inappropriate relationship and a possibility that we did not pay.
- A. Selle – Asked about what happens to the money that was paid for by the community for the chip sealed roads. Why would it be absorbed for maintaining the roads. Jeff Harris responded when migrating from gravel to chip seal, there was a delay in graveling some roads because they were on the list to be chip sealed in the near future. Now that the chip seal is on hold, the issue has been addressed on taking care of the roads that need to be done. The revised plan did not have the 66K allocated for these roads.
- D. Nelson asked about getting the Porta Potty and the cost of the grader. Jeff Harris responded letting her the porta potty was checked on and not available to us until July 14<sup>th</sup>. There is no problem with Desera Nelson having a meet and greet at the picnic area as long as she checks with the board to see if the park is available. The cost of the replacement grader was \$34,500.00 plus \$1000.00 for delivery. The old grader was salvaged for \$5500.00.
- H. Dollarhyde – Asked if non board members will be counting the ballots as in previous years. If so, will there be a notice sent to the members. Tina Kemp replied letting her know there is a notice in the Annual Packet and Jeff Harris said a notice has been sent out and another one will be sent out. No board member ever counts ballots.
- A. Anderson – asked what is going to be done differently by Jack in July to fix the chip seal? Ed Moran responded – Per Jack he realizes he will need to rip everything up and start from scratch. We will see how it holds up and is in contact with his supplier regarding this and this will be done at no cost to the membership.
- J. Turner – The 2022 contract for chip seal was signed by Jeff Harris on 11/21/2021. Please explain the legal basis by which a signed contract can be canceled or "put on hold". Is our association in any danger of being sued by the Road Maintenance Company? Jeff Harris explained that we reached an agreement with the Road Maintenance company.
- J. Martineau – Can you confirm what is on hold mean? The contract was for doing chip seal in 2022 and per Cheryl Riddle the contract has been cancelled and a new contract would need to be signed if we were to move forward with chip seal in the future.



Ponderosa Pines Property Owners Association  
Regular Board of Directors Meeting Minutes  
May 26, 2022

**Executive Session –**

The executive session is to discuss members violations.

The board recessed the regular board meeting at 7:47 pm to go into an executive session. The regular board meeting reconvened at 8:06 pm.

Jeff Harris said there is nothing to vote on and still gathering information.

**Adjournment**

Tina Kemp motioned to adjourn the meeting, Steve Maurer seconded. Meeting was adjourned at 8:07 pm.

*Reminder - Next Meeting is June 23, 2022, 6:00 pm via Zoom.*

Respectfully submitted,  
*Tina Kemp*  
*PPPOA Secretary*