



Ponderosa Pines Property Owners Association
 Regular Board of Directors Meeting Minutes
 June 23, 2022
 Remote Online Meeting: Zoom Platform

The Regular Board of Directors meeting was called to order at 7:09 pm. Directors present: Tina Kemp (*Secretary*), Cheryl Riddle (*Treasurer*), Steve Maurer, Mike Lee, Jerry Koch, and Ed Moran. Jeff Harris was excused.

Quorum has been met.

Members in Attendance: Approximately 11

Minutes

- April 28, 2022, Emergency Board of Directors Meeting - Jerry Koch made a motion to approve the minutes. Ed Moran seconded. With no further discussion, the board unanimously approved the minutes.
- May 5, 2022, Emergency Board of Directors Meeting - Tina Kemp made a motion to approve the minutes. Cheryl Riddle seconded. With no further discussion, the board unanimously approved the minutes.
- May 26, 2022, Regular Board of Directors Meeting - Tina Kemp made a motion to approve the minutes. Ed Koch seconded. Discussion: Cheryl Riddle is opposed to the minutes as they are written. There is too much personal information. Even though a member requests for something to be in the minutes, doesn't mean we have to put it in. Cheryl also feels its personal business, not board business. She is opposed to the conversation between Derrick Shattler and Jeremy Martineau.

Tina Kemp let the board know we are trying to give more detailed information where allowed in the minutes to show more transparency to the members.

Steve Maurer asked for a vote to approve the minutes. 4 yes votes (*Tina Kemp, Mike Lee, Ed Moran, and Jerry Koch*) and 1 no vote (*Cheryl Riddle*).

Treasurers Report: Cheryl Riddle

The board agreed to accept the May 31, 2022 Financial Report.

Mid Oregon CU Share	\$ 5.00	Accounts Receivable	\$ 19,485.27
Mid Oregon CU Reserve	\$ 132,323.19		
Petty Cash	\$ 100.00	Operating Expenses	\$ 1,762.57
US Bank MM Reserve	\$ 207,814.10	Reserve Expenses	\$ 450.00
WaFd Checking - Operations	\$ 172,362.58	Special Assessment Expenses	\$ 7,096.80
WaFd MM Reserves	\$ 48,303.40		\$ -
Total	\$ 560,908.27	Total Expenses	\$ 9,309.37

Managers' Reports

Roads – Ed Moran read Larry's report.

I've ordered rock for White Pine, Bear Berry, Elder Berry, Long Leaf and North Sugar Pine for a total of 1 mile of 20' wide 3" deep.

The project will start the week after the 4th of July holiday. That was the soonest I could get it. I'm unaware of the chip seal repair timeline. Hopefully this doesn't clash with that project.

The water truck I have is also on fire call like myself. Either one of us could be called out on a fire at any time. Keep your fingers crossed that it all goes as planned.



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I did grader road maintenance on Peachwood. If I have extra rock, I will spread it there. I also hit Black Pine and Springwood. I tried to retrieve some rock on the side of road on the chip seal area on Ponderosa Way. It was a so-so repair. I didn't want to touch the chip seal with the grader blade.

I will update you when I have an exact date and timeline for the gravel project.

Ed Moran did reach out to Road Maintenance for a date for the chip seal repairs since it was decided it would be done in July.

Commons—Brad Covington, Commons Manager – As of June 1, 2022, burning is no longer allowed. This is the primary way we get rid of the debris. Things have slowed down a little. All debris will be staged for the fall.

All the new replacement authorized vehicle signs have been installed.

Removed old growth tree was removed by Lichen and S. Sugar Pine. It has been bucked and prepped for removal. Big thanks to volunteer Bill Anderson for helping and bringing his big chain saw. A standing dead tree was reported and removed on the Commons by North Sugar Pine. Also did some thinning, limbing, and brush cutting from the area to White Pine. Cleaned up the Well # 2 area. Will be looking into repairing the lawn mower or if it needs replacing.

After receiving bids, a contractor has been chosen to remove a hazard tree at the end of Sugarberry. The tree should be removed on July 9, 2022. To keep costs down, the Commons crew will remove the debris and the logs. Future work includes cleanup around North and South Sugar Pine area.

Cheryl Riddle asked Brad to elaborate more on the replacement of the authorized vehicles signs. Brad let everyone know most of the signs were rusted and rotted. Some of the signs they were able to remove by hand and could not read them. Cheryl Riddle wanted it confirmed that these signs are replacing the old signs.

Steve Maurer asked Brad how he keeps the staging areas for burning safe from being a fire hazard. Brad responded by letting him know from the suggestions and advice from Chief Supkis from the La Pine Department.

Unfinished Business:

- Fire Fuels /Violation Team Update – Steve Maurer let the board know that they have received replies and corrections for most of their corrective action requests. They have received lots of cooperation

New Business

- Unleashed animals – Ed Moran addressed the board regarding a constant borage of homeowners leaving their unleashed animals going on other people's property and, in some instances, they're killing animals, leaving feces, etc. Especially when it comes to domestic members cats. They have been caught damaging property including classic cars.

Per Cheryl Riddle, because we are RR10 pets need to be in control by the owner whether by voice or by leash.



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Cheryl Riddle made a motion to amend the April 21, 2022, minutes. The special meeting date is incorrect and should be changed from April 2, 2022, to April 7, 2022. Jerry Koch seconded. With no further discussion, the board unanimously approved to amend the minutes.

Concerns of the Board:

- Jerry Koch asked about purchasing equipment for the Commons. Brad Covington has been using his own. Cheryl Riddle let the board know that every year during the budgeting process, the managers let the board know what they need.
- Tina Kemp said she has noticed a lot of people speeding through the community. There are a lot of people walking with their pets and children. People need to slow down.

Concerns of the Members:

- D. Nelson – said the authorized vehicle signs are new signs, not replacement signs. Brad offered to show images of the signs and can bring one to the annual meeting. She also asked why he is using the water truck for commons work. Brad re-explained about how on call works for the water company.
- D. Trachsel – In the last meeting, a director asked for something that was read to be put into the minutes and it wasn't. Steve Maurer replied that it was missed and everyone that reviewed the minutes missed it. David also said I recommend allowing participants to chat. If the chat is bothersome, it can be turned off individually. It would be beneficial if someone wanted to communicate something directly to the secretary, he should be able to do it.
- A. Selle – He has been working closely with Brad Covington. He would like to donate some equipment to Brad. Austin asked Cheryl Riddle who originally brought Jack to the HOA. Cheryl Riddle said she saw it on a commercial and she made the board aware that this company. Cheryl Riddle called and made the inquiry. She said everyone met with Jack. Austin also stated there is a 22K discrepancy in the long term roads plan. Cheryl Riddle explained the rock comes out of the reserves. The amount is for spot rocking. Its two separate budgets.
- L. Merrill – RR10 only applies to properties of 10 acres or more. Cheryl Riddle said that's what she was told by Deschutes County.
- L. Blair – Complained about the rabbits. Asked if they're going to trap them. Tina Kemp said rescue groups are not taking them now due to the disease.
- K. Dollarhyde – thanked Brad for taking down the tree and feels the board owes the community an apology for what happened in the last meeting.
- D. Shattler – Cheryl Riddle said everyone met with Jack. Who is everyone? Cheryl said anyone wanted to show up. It was the board meeting with the contractor. Mike Lee said he never saw an invite to meet the contractor. David Trachsel said he doesn't recall it either and he was a director at the time. Derrick also apologized to Jeremy Martineau for the way he called him out at the last meeting. Jeremy agreed to meet with Derrick and possibly work something out this weekend.

Executive Session –

Tina Kemp motioned to go into an Executive Session to discuss member accounts, member violations, personnel, and contracts. Ed Moran seconded.



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The board recessed the regular board meeting at 8:35 pm. The regular board meeting reconvened at 9:22 pm.

Tina Kemp made a motion to move forward with the fines as discussed. Jerry Koch seconded. With no further discussion, the board unanimously approved.

Ed Moran made a motion to move forward as discussed regarding Road Maintenance. Jerry Koch seconded. Steve Maurer stated that the board came up with an action plan to draft a letter for Jack and his company Road Maintenance to sign stating everything he agreed to. With no further discussion, the board unanimously approved.

No personnel issues to act on.

Jerry Koch motioned to adjourn the meeting. Ed Moran seconded. Meeting was adjourned at 9:29 pm.

Reminder - Next Meeting is Annual Member Meeting on July 16, 2022, 9:00 am at the picnic area on Black Pine Way.

Respectfully submitted,
Tina Kemp
PPPOA Secretary