



Ponderosa Pines Water Company
Annual Members Meeting
July 16, 2022
Black Pine Picnic Area, La Pine, OR 97739

The Annual Members Meeting was called to order at 9:25 am. Directors present: Jeff Harris (*President*), Cheryl Riddle (*Treasurer*), Jerry Koch, Ed Moran, and Steve Maurer. Tina Kemp was excused.

Quorum has been met with over 100 votes. Michael Montag, from Vial Fotheringham was in attendance.

Jeff Harris welcomed everyone and let everyone know there will be no board business conducted during the Annual Members Meeting.

President's Report - The 2021 operating expenses were \$93, 611.82, and we were well within our budget. Jeff also gave an update on Well #3. Meter reads are completed. The Lot 77 project is done. The project was to maintain and recoup our liens after the owner passed away. A check for \$36,121.55 has been received. This covers all the liens and the full amount of legal fees. This also includes the liens the PPPOA had in place.

Jeff Harris opened the floor for nominations for positions 3, 4, 5. No nominations from the floor. Nominations from the floor were closed.

Jeff Harris recessed the meeting at 9:33 am.

Jeff Harris reconvened the PPWC Annual Members Meeting at 9:48 am and took a 10-minute break.

Jeff Harris asked for a motion to close the polls at 10:04 am. Ed Moran made the motion and Jerry Koch seconded. No discussion. The board voted and unanimously voted to close the polls.

Managers' Report: Dave Gillette, PPWC Water Company Manager

Everything is running very well. Lots of new installs for new homes. The cost has increased for the parts. Output pressure is still very good even with the heavy usage during the day. We have a backup generator in case loss of power, so we still have water. He also reminded members that they turnoff and turn on water at no cost when you leave town. If you notice a leak, please contact the water company, especially if you go over your allotment. There is a relief procedure in place. Our water does not need to be treated. We will not be running out of water. We are in the John Day aquafer which is very large. We are also protected by another aquafer.

Ed Nelson asked if we are operating Well #3 now. Dave said it can but isn't at this time. The well is a back up well. David Trachsel asked if well #1 is operational. Dave explained it is but cannot keep up with the flow. He also asked if well #2 fails, how long before well #3 can be turned on. Dave said about 15 minutes. It will need to be backflushed first. Another question was asked but could not hear it on the recording. Jeff Harris said the well itself does not feed the system. The wells feed the tank. If the well fails, we still have the tank that feeds the subdivision. The tank holds 426,000 gallons of water.

Members Forum

D. Sidwell – gave information on the PPPOA FB page that is private to members.

E. Nelson – said he had a problem with the board and pointed out Jeff Harris should not be allowed on the board. He said he received a letter from the attorney and asked the attorney if he wrote the letter. Michael Montag confirmed he wrote the letter. He also complained that the post office did not postmark the letter and blamed the board when it's a post office issue. He also said that the Road committee was made up of three people, which were Jeff Harris, Julie Shattler and Larry Becker.

Someone from the audience also said this is all personal issues and he should take it up with him personally.



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D. Shattler – He is Julie Shuttler’s husband said he was tired of having to deal with the community blaming her and Larry for the roads. Julie is not a board member. He would like to know who the first person was to contact Jack. He asked it at the last meeting, and it was skirted around. Jeff Harris acknowledged he was part of the process with bringing him in and Cheryl Riddle acknowledged that she did make first contact after seeing a commercial on TV. She inquired if he worked in HOA’s and that he offered to come down and look at the roads. Derrick responded then why is Julie and Larry getting the blame for setting this up - she had no pull with anything and there was no road committee at that time, which Cheryl Riddle confirmed. He would like the board to clear this up. Rhonda Smith (ex-board member) stated from the audience Julie had nothing to do with all of this. Jeff Harris, Cheryl Riddle and a third board member confirmed that Julie Shattler was not a part of this.

D. Nelson – wanted to let everyone know this is a member meeting and you can say whatever you want. She also requested that Austin Selle to come up and explain what the road committee has found out with the chip seal.

A. Selle - came up and announced he was not appointed by Desera, he volunteered to be on the committee. In the beginning they were able to locate geothermal hot spots in our roads. Temperatures range in about 13-14 degrees variances within a few feet. We live in a unique area. With the inception of the HOA, the roads were red cinder and it’s our road base. If you want to do chip seal you start with a large rock typically around 3” or 4”, then a 1” to 2” then 3/4” - that is crushed in and rolled in multiple lifts with water. We don’t have a good base. He contacted the manufacturer of the oil that Jack used and should not be used in our area. The committee is looking into different dust abatement options. They have been contacting companies from around Oregon. Dust abatement will build up over the years. Approximate cost is about \$8,000.00 per mile, which would be about \$200.00 per homeowner per year. This should be put to a vote.

There are a few communities in the area that use dust abatement. They are looking at the roads and taking pictures. They want to give options to the community. The potholes that never go away, are some of the geothermal hot spots. The geothermal pockets are a big problem. There are new polymers that is being used for dust abatement. It does have a buildup affect even with grading. When all the options are put together, they will have a workshop for the community. Someone asked Michael Montag if dust abatement is maintenance. Michel confirmed that it would be considered maintenance.

He knows there are questions about the chip seal, and they do not have all the answers yet.

Jeff Harris reminded everyone that we are still in the PPWC portion of the Annual meeting. He also thanked all the members of the road committee for all the hard work they have put into this, and the board is looking forward to seeing everything they come up with.

Jeff Harris said he knows a lot of people are hearing about wells running dry in Deschutes County. When well #3 was drilled last year, a static water level test was done. It was within 5’ of the water level taken over 40 years ago when well 2 was drilled. There is no expectation that we will run out of water. Our well is about 500’ deep and is a commercial operation, not residential.

Meeting recessed at 11:04 am



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Meeting reconvened at 12:15 pm

*****There were a few questions asked that were not able to be heard on the audio recording.***

Election Results:

Position #3

Tina Kemp - 70

Jeremy Martineau - 58

Dian Toepfer - 17

Desera Nelson - 1

Position #4

Jeff Harris - 71

Austin Selle - 69

Desera Nelson 4

Position #5

Ed Moran - 119

Desera Nelson - 4

Jerry Quesenberry - 1

Jeff Harris closed the meeting at 12:17 pm

Respectfully submitted by,

PPWC Secretary

Tina Kemp