



Ponderosa Pines Property Owners Association
 Regular Board of Directors Meeting Minutes
 August 25, 2022

Remote Online Meeting: Zoom Platform

The Regular Board of Directors meeting was called to order at 7:27 pm. Directors present: Austin Selle, Tina Kemp, Cheryl Riddle (*Treasurer*), Ed Moran, Jerry Koch and Steve Maurer. Quorum has been met.

Members in Attendance: Approximately 11

Minutes

- June 23, 2022 Regular Board of Directors Meeting – Ed Moran made a motion to approve the minutes. Tina Kemp seconded. With no further discussion, the board unanimously approved the minutes.
- July 16, 2022, Annual Members Meeting – Jerry Koch made a motion to approve the minutes. Ed Moran seconded. With no further discussion, the board unanimously approved the minutes. Discussion by Cheryl
- July 16, 2022, Regular Board of Directors Meeting – Cheryl Riddle made a motion to approve the minutes. Jerry Koch seconded. With no further discussion, the board unanimously approved the minutes.
- July 28, 2022, Special Board of Directors Meeting - Tina Kemp made a motion to approve the minutes. Ed Moran seconded. With no further discussion, the board unanimously approved the minutes.

Treasurer's Report: Cheryl Riddle

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

Mid Oregon CU MM Reserve	\$132,405.70	Accounts Receivable	\$19,190.06
Mid Oregon CU Share	\$5.00		
US Bank MM Reserve	\$207,815.80	Expenses	
WaFd Checking Operations	\$166,798.09	Operating Expenses	\$1,999.41
WaFd MM Reserves	\$47,861.54	Reserve Expenses	\$0
Petty Cash	\$100.00	Special Assessment Expenses	\$3,815.85
Total	\$554,986.13	Total Expenses	\$5,815.26

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

Mid Oregon CU MM Reserve	\$132,405.70	Accounts Receivable	\$16,231.54
Mid Oregon CU Share	\$5.00		
US Bank MM Reserve	\$207,817.56	Expenses	
WaFd Checking Operations	\$166,515.37	Operating Expenses	\$4,040.22
WaFd MM Reserves	\$47,873.74	Reserve Expenses	\$20,473.94
Petty Cash	\$100.00	Special Assessment Expenses	\$4,544.34
Total	\$554,717.37	Total Expenses	\$29,058.50

Bank Account Authorized Signers – Cheryl Riddle asked the board for additional bank signers. As of right now, the signers are just herself and Jerry Koch.

Cheryl Riddle made a motion to amend the motion that was made on July 28th for the signers.

The motion is to remove Tina Kemp from the PPPOA Mid-Oregon credit union money market account and to remove Jeff Harris from the following PPPOA bank accounts: Mid-Oregon Credit Union money market account, U.S. bank money market account, the WaFed money market account, and the WaFed checking account, and to



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add Robert S. Mueller, vice chairman, and Edward Moran, director, as authorized signers to the PPPOA Mid-Oregon Credit Union money market account, the US Bank money market account, the WaFed money market account and the WaFed checking account. Ed Moran seconded. With no further discussion the vote was unanimous. *(This motion was rescinded in the emergency meeting held 9/9/2022)*

Jerry Koch made a motion to increase petty cash from \$100.00 to \$200.00. Steve Maurer second. After discussion, the motion was passed.

Managers' Reports

Roads – David Trachsel read the report from Larry Taylor. It is attached to these minutes.

Commons—Brad Covington, Commons Manager – Gave a report which is attached to these minutes.

Unfinished Business:

Jerry Koch made a motion to appoint Kent Dollarhyde to position #6, which expires in July 2023. Ed Moran seconded. After discussion the ayes were Jerry, Steve, Ed and Tina. Cheryl abstained. Kent Dollarhyde was approved for director position #6.

- Fire Fuels Committee Update
- Road Maintenance Chip Seal CCB Claim

New Business

- Chip Seal Project
- Petty Cash Increase

Concerns of the Board:

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- **Concerns of the Members:**

Executive Session –

Austin Selle motioned to go into an Executive Session to discuss member accounts, violations, personnel, and contract negotiation. Tina seconded. The board recessed the regular board meeting at 8:21 pm. The regular board meeting reconvened at 9:10 pm.

Steve Maurer made a motion to maintain the status of the current fine. With no further discussion, the board unanimously approved.



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Austin Selle indicated that the CCB claim concerning Jack will move forward and there is nothing else to vote on. There were no personnel issues to act on.

Steve Maurer motioned to adjourn the meeting. Tina Kemp seconded. Meeting was adjourned at 9:12 pm.

Reminder - Next Meeting is the Regular Board of Directors Meeting on September 22, 2022, 6:00 pm at the Living Waters Church.

Respectfully submitted,

*David Trachsel
PPPOA Secretary*