



Ponderosa Pines Property Owners Association
Regular Board of Directors Meeting Minutes
November 17, 2022
Remote Online Meeting: Zoom Platform

The Regular Board of Directors meeting was called to order at 6:54 pm. Directors present: Cheryl Riddle (*Treasurer*), Jeremy Martineau, Tina Kemp, Kent Dollarhyde & Steve Maurer. Quorum has been met.

Members in Attendance: Approximately 14

The board acknowledged the resignation of Ed Moran and Austin Selle.

Director nominations. For position #4, Cheryl Riddle nominated Wall Mark with Tina Kemp as second. Jeremy Martineau nominated David Trchsel with Tina Kemp as a second. Vote for Wally was Cheryl. Votes for David were Tina, Steve, and Jeremy. David Trchsel was elected to Position #4.

For position #5, Marsha Harris deferred to Tim Pile. Cheryl nominated Tim Pile with a second from Tina Kemp. Votes for Tim were Tina, Jeremy, Cheryl, and Steve. Tim Pile was elected to position #5.

Minutes:

- October 27, 2022, Regular Board of Directors Meeting – Tina Kemp made a motion to approve the minutes with a second from Cheryl Riddle. With no further discussion, the board unanimously approved the minutes.

Treasurers Report:

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

Mid Oregon CU MM Reserve	\$132,533.62	Accounts Receivable	\$11,009.37
Mid Oregon CU Share	\$5.00		
US Bank MM Reserve	\$207,822.78	Expenses	
WaFd Checking Operations	\$114,719.52	Operating Expenses	\$2,380.74
WaFd MM Reserves	\$71,552.38	Reserve Expenses	\$0.00
Petty Cash	\$200.00	Special Assessment Expenses	\$6,287.55
Total	\$526,833.30	Total Expenses	\$8,668.29

Managers' Report: Roads – Steve Maurer read the report from the roads manager.
Commons – Brad gave the commons report.

Executive Session: Meeting recessed at 7:29 for executive session to discuss legal issues. The meeting reconvened at 8:16.

Tina Kemp made a motion to approve the corrective actions and clarification statement for the actions taken by the board concerning the Treasurer position with a second from Jeremy Martineau. Motion passed unanimously.

Steve Maurer read the following statement:

To clarify the action taken by the board removing Cheryl from the Treasurer's office on October 27th, we would like to make the following statement. The board acknowledges that Cheryl's past performance of treasurer duties, met all expectations. There was no problem with any wrongdoing regarding finances, bookkeeping, cash transactions, or any other functional activity she carried out in her duties of treasurer. Corrective action has been taken in consultation with our attorney. No further information can be disclosed to protect all parties involved. That completes that particular point.

Cheryl Riddle made a motion to accept the actions discussed regarding delinquent accounts with a second from Tina Kemp. Motion passed unanimously.



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David Trachsel made a motion to suspend the daily fines for the winter season with a second from Tina Kemp. Motion passed unanimously.

Steve Maurer was elected Chairman and Tim Pile was elected Vice Chairman. Vote was unanimous for both.

Tina Kemp nominated Cheryl Riddle for Treasurer with a second from Steve Maurer. Votes for were Steve Maurer, Tina Kemp, Cheryl Riddle, Kent Dollarhyde and abstaining votes were Jeremy Martineau, David Trachsel and Tim Pile. Cheryl Riddle was elected Treasurer.

David Trachsel made a motion to change the bank account signers as follows:

Remove Austin Selle, 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 and add Tina Kemp and David Trachsel 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. Cheryl Riddle and Robert S. Maurer Jr. will remain as signers on all PPPOA Bank accounts. Motion passed unanimously.

New Business:

Cheryl Riddle made a motion to approve pay scale with a second from Tim Pile. After discussion it was tabled until the first meeting in January.

Jeremy Martineau made a motion to accept the Ad-hoc committee report with a second from Kent Dollarhyde. No vote was taken after discussion.

David Trachsel made a motion to amend the motion to change the bank account signers as follows:

Remove David Trachsel 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 and add Jeremy Martineau as authorized signer 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. Motion passed unanimously.

Action Items: Jeremy Martineau will assist in writing a statement for the CCB claim.

Concerns of the Members:

Amber had concerns about the board action with the Treasurer.

Heather had concerns about corrective action with members and board members.

Derrick had concerns about the Ad-Hoc Committee report.

Tina Kemp made a motion to adjourn the meeting with a second from Kent Dollarhyde. Meeting was adjourned at 9:20 pm

Reminder - Next Meeting is Regular Board of Directors Meeting on December 15, 2022, 6:00 pm. Until further notice we will be continuing with Zoom Meetings. Thank for you all for your understanding.

Respectfully submitted,

David Trachsel
PPPOA Secretary