



Ponderosa Pines Property Owners Association  
 Regular Board of Directors Meeting Minutes  
 June 22, 2023 Via Zoom

Chairman Steve Maurer called the Regular Board of Directors meeting to order at 6:53 pm. Directors present: Tim Pile (*Vice Chairman*), David Trachsel (*Secretary*), Cheryl Riddle (*Treasurer*), Tina Kemp and Jeremy Martineau. A quorum was met. Members in attendance: approximately 8 to 10.

**Minutes**

- April 27, 2023, Regular Board of Directors Meeting. Steve Maurer asked if there were corrections to the minutes. Cheryl Riddle stated that there should be no attachments to the minutes. Jeremy Martineau and David Trachsel objected to Cheryl’s request. Steve Maurer made a motion to amend the minutes to remove the attachments; Cheryl Riddle seconded. Cheryl Riddle and Steve Maurer voted ‘aye’; David Trachsel, Tina Kemp and Jeremy Martineau voted ‘nay’. Tim Pile was experiencing technical difficulties and did not vote. The motion failed; the minutes were approved with the attachments included.
- May 25, 2023, Regular Board of Directors Meeting. Steve Maurer asked if there were corrections to the minutes. There were no corrections; the minutes were accepted.

**Treasurers Report:** Cheryl Riddle

The board agreed to accept the May 31, 2023 Financial Report.

Mid Oregon CU Share	\$5.00	<b>Accounts Receivable</b>	\$8,459.40
Mid Oregon CU MM Reserve 9969	\$133,471.98		
US Bank MM Reserve 8389	\$208,030.32	<b>Expenses</b>	
WaFd Checking Operations	\$142,570.14	Operating Expenses	\$2,223.77
WaFd MM Reserves	\$70,606.01	Reserve Expenses	\$0.00
Petty Cash	\$43.00	Special Assessment Expenses	\$5,031.63
<b>Total</b>	<b>\$554,726.45</b>	<b>Total Expenses</b>	<b>\$7,255.40</b>

**Officer and Manager Reports**

- **Violations Report.** Jeremy Martineau gave an update.
- **Commons Report.** Jeremy Martineau mentioned that a transient was recently seen trying to set up a camp on the Ponderosa Pines commons. Jeremy asked that all residents be vigilant about this and report any activity to the board.
- **Roads Report.** Steve Maurer read the report from Roads Manager Larry Becker.
- **Grant Report.** Steve Maurer (Grant Administrator) read the report.

**Unfinished Business**

- Progress report on bids for reserve study. Jeremy Martineau said he has received two proposals, with a third proposal promised in 1 to 2 business days.
- Proposed resolution pertaining to what members may do to roads. Steve Maurer made a motion to adopt Resolution #05-17-2023(R1). Cheryl seconded. David Trachsel made a motion to amend this motion to add verbiage to the resolution which would preclude community members from using personal equipment to modify the road surfaces. This would also preclude community members other than Roads employees from using association equipment to modify road surfaces. David Trachsel, Jeremy Martineau, Tina Kemp and Steve Maurer voted ‘aye’. Tim Pile voted ‘nay’ and Cheryl Riddle abstained. The motion passed.



Ponderosa Pines Property Owners Association  
Regular Board of Directors Meeting Minutes  
June 22, 2023 Via Zoom

### **New Business**

- Board Procedure BP-001 (A1). Steve Maurer made a motion to adopt this procedure; Cheryl Riddle seconded. After discussion, Tina Kemp, Cheryl Riddle, Tim Pile and Steve Maurer voted 'aye'. David Trachsel and Jeremy Martineau voted 'nay'. BP-001(A1) was approved.

### **Concerns of the Board**

- David Trachsel asked about the status of planning for maintenance of asphalt roads.
- Jeremy Martineau had a concern with PPWC Board Members inserting themselves into PPPOA business.

### **Concerns of the Members**

- Jeff Harris asked about the status of the gravel road maintenance plan.
- Derrick Shattler asked if the association was aware of the timeline for the fire fuels reduction work being done on Shanda-owned land east of Ponderosa Pines. He also asked for details about coordination of PPPOA and Fire Department personnel during a recent brush fire east of Ponderosa Pines.
- Jeff Harris mentioned that board member elections are coming up, and encouraged community members to vote for people who will work for the association.

### **Executive Session**

The meeting was recessed at 7:49 pm for executive session to discuss member accounts, violations, and personnel. The meeting was reconvened at 8:30 pm. Cheryl Riddle made a motion to allow additional time for a property owner with unusual circumstances to settle their account. Tina seconded, and the motion was unanimously approved. No decisions were made about violations or personnel.

Steve Maurer made a motion to adjourn; David Trachsel seconded. The meeting was adjourned at 8:34 pm.

*Reminder – The next Regular Board of Directors Meeting is July 15, 2023, in conjunction with the annual members meeting held at the park on Blackpine.*

Respectfully submitted,

*David Trachsel*  
PPPOA Secretary