



Ponderosa Pines Water Company
Annual Member's Meeting Minutes
July 15, 2023

Meeting held at Commons Park Area

Jeff Harris called the meeting to order at 9:21

Board Members Present: Jeff Harris, Tina Kemp, David Trachsel, Steve Maurer, Kent Dollarhyde, Cheryl Riddle

Review of year by Jeff Harris

Approval of Well #3 from the state of Oregon for regular operation.

Only 24 unmetered lots left in subdivision.

Currently Well #3 is providing water for the community

Nominations for position PPWC Board Positions 6 and 7 were opened to members in attendance. No nominations from members in attendance.

PPWC Annual Member Meeting recessed at 9:25 by Jeff Harris.

PPWC Annual Member Meeting reconvened at: 9:42 by Jeff Harris.

Financial overview 2022

Overage charges have sent out approximately a week ago and reductions have been made on several of the overages.

2022 Maintenance and Repairs totaled about \$129000 versus \$121000 budgeted amount.

March 2023, 2 CDs purchased for \$320000 and have accrued \$4500 in interest

Century West Engineering was hired to review our long-term maintenance plan.

Potholing of inground piping within the water system will take place to verify quality of current piping.

Testing of the water quality is continuing without any discrepancies noted.

We have the cleanest, best, and likely the cheapest water in the state of Oregon.



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Open members forum:

Ed Nelson is concerned with rodents in the well #2 area. He is also concerned about the archived records in the well area becoming wet. Ed stated that he has to pay \$600 to procure records from the association and that Cheryl Riddle has several years of records in her possession. Ed states that the 10 acre lots have been split into two tax lots. The firewood around well #2 has not been moved in 3 years. Ed states that he is concerned about selective enforcement of the CC&R's.

Desera Nelson made a mention of an PPWC ownership issue that Jeff Harris said was taken care of.

Manager's Report: David Gillette

Currently Well #3 is providing water for the community.

Ongoing replacement of the older meters as they fail.

Installing meters as required on lots without meters.

Ongoing maintenance and testing of DCVA's, Blow-off Valves, Mainline Valves continues.

PWC Annual Members Meeting Recessed at 9:58 by Jeff Harris, for ballot counting

PPWC Annual Member Meeting reconvened at: 11:26 by Jeff Harris

Position #6 Vote tally:

- Kent Dollarhyde: 73 votes (winner)
- Sharon Vurik: 61 votes
- Julie Shattler: 1 vote
- Desera Nelson: 1 vote

Position #7 Vote tally

- Jeremy Martineau: 69 votes (winner)
- Steve Maurer: 59 votes
- Ed Nelson: 6 votes
- Julie Shattler: 2 votes
- Sharon Vurik: 1 vote

PPWC Annual Meeting Adjourned 11:29 by Jeff Harris