



Ponderosa Pines Property Owners Association
Special Board of Directors Meeting Minutes
July 29, 2023
Black Pine Park

Chairman Steve Maurer called the Special Board of Directors meeting to order at 10:10 am. Directors present: Cheryl Riddle (*Treasurer*), Tina Kemp, David Trachsel (*Secretary*), Kent Dollarhyde and Jeremy Martineau. A quorum was met. Members present: Approximately 12

Steve Maurer recessed the meeting at 10:10 am for an executive session. The purpose of the executive session was to interview a candidate for the grant manager position.

Steve Maurer reconvened the meeting at 11:01 am.

Minutes: Steve called for comments on: PPPOA Regular Meeting Minutes from 6/22/2023, PPPOA Emergency Meeting Minutes from 7/6/2023 and PPPOA Special Meeting Minutes 7/8/2023. No comments were made, and the minutes were approved on this basis.

Treasurer's Report: No comments were offered on the Treasurer Cheryl Riddle's report; it was accepted. Cheryl mentioned that dates for the Budget Committee needed to be communicated to the association's bookkeeper. Cheryl also offered some information on the grant account, explaining that the interest on the grant monies will remain in the account and can be spent on grant activities. Cheryl gave some financial information about the grant, noting that for the first three years, the personal property tax on the new equipment will be about \$1.10 per year for each lot. If the equipment is retained by the association after three years, then expenses due to personal property taxes, licenses, insurance and labor will be approximately \$12 per year for each lot. The grant is exempt from income taxes.

Reports

- Roads. Steve Maurer said there were no updates.
- Commons. Manager Brad Covington reported that work is being done at the Well #2 area, including weed removal and new gravel. This is part of the grant activity. The commons crew will be testing a pine needle rake attachment. A hazard tree on the commons was removed.
- CWRR Grant. Grant Administrator Steve Maurer discussed reserve account budgeting for the post-grant \$53,000 of equipment. With inflation, maintenance of equipment and costs, this will be \$18.18 per year per lot. The grant core team (Steve Maurer, Marsha Harris and Brad Covington) has discussed and begun planning for:
 - Chipper Days
 - Fuel Reduction along Ponderosa Way
 - East Exit Maintenance
 - Grant Equipment acquisition
 - "911" Signs
 - Evacuation Route Signs
 - Evacuation Flyer (Deschutes County Sheriff's Office will develop this).
- Violations. Jeremy Martineau said there is nothing to report.



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Unfinished Business.

- Roads Resolution 05-17-2023 addresses what members may do to roads. Steve Maurer read the resolution. Cheryl Riddle made a motion to accept this resolution and Tina Kemp, and the motion passed unanimously.
- Grant Governance. Steve Maurer presented charts outlining a proposed governance structure for the board to consider.

New Business. David Trachsel nominated Julie Shattler to fill vacant board position #5. Kent Dollarhyde seconded. David Trachsel, Kent Dollarhyde, and Jerry Martineau voted “aye”. Tina Kemp, Cheryl Riddle and Steve Maurer voted “nay”. The motion failed.

Member Comments. Steve Maurer opened the meeting to member comments.

- Desere Nelson spoke about manners and asked why more board members were not involved in the grant planning.
- Diane Shuffleberg was dismayed at discord among board members.
- Jeff Harris asked about final accountability.
- Georgine Rogers liked the plan with changes suggested by David Trachsel about reporting.

Steve Maurer recessed the meeting at 11:56 am for an executive session on personnel.

Steve Maurer reconvened the meeting at 12:10 pm. No decisions were made in the executive session.

Steve Maurer moved to adjourn the meeting at 12:10 pm. Tina Kemp seconded, and the meeting was adjourned.

Respectfully submitted,

David Trachsel
PPPOA Secretary