



Ponderosa Pines Property Owners Association
Annual Members Meeting Minutes
July 18, 2026, Park and Picnic Area

PPPOA Chairman Ken Forsyth opened the meeting and welcomed the members. Board members present introduced themselves, and PPPOA attorney Michael Montag of Vial Fotheringham was present as a guest.

Members were reminded of the ballot deadline, and nominations from the floor were requested before the meeting recessed for the Ponderosa Pines Water Company meeting.

Ken Forsyth reconvened the PPPOA meeting, and reports from officers and managers were presented.

Treasurer Julie Smith reported that PPPOA had retained a new CPA after the prior CPA retired. Extensions were filed for the 2025 tax return, Taxes and Financial; Review are expected to be completed within the next several months.

Commons Manager Brad Covington was unable to attend because of a family matter. His written report and a map showing areas where community vegetation and commons work had been completed were distributed to members.

Roads Manager Greg reported that major maintenance and repairs had been completed on the grader, tractor, and dump truck. He also reviewed the rebuilding, crowning, and drainage work completed on Ponderosa Loop and said gravel and dust-control options were still being evaluated.

Steve Weller spoke about fire safety and thanked residents and volunteers for vegetation removal, defensible-space work, and improvements around the community. He reported that the east emergency exit was accessible and reminded members to remain careful during the active wildfire season.

The ballot counters reported that the required membership quorum was not met. Members were advised that the open board positions would be addressed by the Board under the association's governing process.

Open Members Forum

The following subjects were raised by members and discussed with the Board and managers:

Road conditions, gravel quality, dust control, drainage, contractor accountability, and the need for a long-term plan for primary and secondary roads.

The cost and necessity of repairing association equipment, with several members expressing support for completing needed maintenance and recognizing the improvements made during the past year.

Consistent enforcement of property rules, including outdoor storage, vehicles, garbage containers, vegetation, possible business activity, and reported fire hazards.



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The association's violation process including inspection, photographs, Board review, and protection of member privacy.

Concerning the number of horses allowed on a lot and the treatment of temporarily visiting horses.

Members were asked to provide the Board with enough information to identify any specific property or concern.

Several members thanked the Board, managers, and volunteers for the amount of work completed and for the improvement in community roads and equipment.

The community meeting concluded before a separate PPPOA Board meeting. Actions taken during the Board meeting are recorded separately and are not included in these minutes.

Respectfully submitted,

Julie Smith
PPPOA Secretary