



Ponderosa Pines Property Owners Association
Annual Members Meeting Minutes
Black Pine Park and Picnic Area
July 15, 2023

PPPOA Chairman Steve Maurer opened the meeting at 9:19 am and welcomed all members. Board members present were David Trachsel and Cheryl Riddle. The PPPOA attorney (Michael Montag from Vial Fotheringham) was present as a guest. Steve provided a summary of the year's accomplishments, of which the most significant was the grant award of \$140, 995. Steve mentioned that many people, working together, had successfully prepared the grant proposal and that the results of the grant activities will provide an opportunity to make Ponderosa Pines safer for all residents.

Steve Maurer called for nominations for PPPOA Director positions #6 and #7. A member in the audience nominated Desera Nelson, but Steve reminded her that Desera Nelson was already on the ballot. At 9:20 am, Steve closed the call for nominations and recessed the meeting.

Steve Maurer reconvened the meeting at 9:24 am. Reports from officers and managers were delivered.

- Treasurer Cheryl Riddle said that the PPPOA financial review had been completed by the CPA. This report is available upon request to any member. A credit of \$49.18 will be applied to member invoices for 2024.
- Commons Manager Brad Covington thanked members of the commons crew for the hard work done maintaining the Ponderosa Pines Firewise status. The storage building near the water plant was painted, and Brad thanked Danelle and Brad Emery for repainting the PPWC sign. Maintenance and improvements were made to the Mailbox Center. Brad reminded members to check the fire season restrictions posted near the entrance to Ponderosa Pines, and asked members not to nail signs to the trees in the commons areas.
- Steve Maurer read a report from Roads Manager Larry Becker. The report stated that the roads are in "pretty good" shape and that no gravel was needed this year. Larry mentioned that if the Board could appoint a Roads Liaison, his work would be easier.

Steve Maurer adjourned the meeting at 9:41 am.

Steve Maurer reconvened the meeting at 10:58 am, and called for the polls to close and the ballot counting to begin.

MEMBERS FORUM

The following members addressed the board members and audience:

- Desera Nelson spoke about a member's property boundary violation and didn't think it was handled appropriately.
- Ed Nelson spoke about a member's property boundary violation and didn't think it was handled appropriately.
- Derrick Shattler spoke about a member's property boundary violation and didn't think it was handled appropriately, and that property boundary violations should be overlooked. He also asked for dollar amount of legal fees associated with this violation.
- David Trachsel asked a generic question about member property violations. He thought that if some, but not all members received a violation, or had a violation complaint filed with the county, this could be interpreted as selective enforcement.
- Ed Nelson accused various board members of having various violations on their properties.



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- Brad Covington expressed his displeasure that an individual who was not a member of the PPPOA had sent rude and spam-like email to all members of the association using an accidentally released list of email addresses.
- David Trachsel said that an email service was being evaluated for implementation which would preclude the accidental release of member email addresses.

Steve Maurer recessed the meeting at 10:25 am.

Steve Maurer reconvened the meeting at 11:30 am and presented the election results for PPPOA board of director positions as shown in the table below.

PPPOA Position #6	Number of Votes
Kent Dollarhyde	76
Sharon Vurik	64
Desera Nelson	1
Julie Shattler	1
PPPOA Position #7	
Steve Maurer	61
Julie Shattler	58
Desera Nelson	21
Sharon Vurik	1

The PPPOA annual members meeting was adjourned at 11:40 am.

Respectfully submitted,

David Trachsel
PPPOA Secretary