



Ponderosa Pines Property Owners Association
Regular Board of Directors Meeting Minutes
August 24, 2023

Zoom

Chairman Steve Maurer called the Regular Board of Directors meeting to order at 6:00 pm. Directors present: David Trachsel (*Secretary*), Cheryl Riddle (*Treasurer*), Tina Kemp, Kent Dollarhyde and Jeremy Martineau. A quorum was met. Members in attendance: approximately 9.

Minutes

- 2023-07-15 PPPOA Annual Meeting Minutes
- 2023-07-15 PPPOA Members Meeting Minutes
- 2023-07-21 PPPOA Special Meeting Minutes
- 2023-07-29 PPPOA Special Meeting Minutes

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 June 30, 2023, Financial Report.

Mid Oregon CU Share	\$5.00	Accounts Receivable	\$8,310.17
Mid Oregon CU MM Reserve 9969	\$134,115.27		
US Bank MM Reserve 8389	\$208,073.07	Expenses	
WaFd Checking Operations	\$138,682.83	Operating Expenses	\$1,988.83
WaFd MM Reserves	\$70,663.78	Reserve Expenses	\$0.00
Petty Cash	\$200.00	Special Assessment Expenses	\$2,477.02
Total	\$551,739.95	Total Expenses	\$4,465.85

The board agreed to accept the July 30, 2023, Financial Report.

Mid Oregon CU Share	\$5.00	Accounts Receivable	\$8,352.52
Mid Oregon CU MM Reserve 9969	\$134,335.11		
US Bank MM Reserve 8389	\$208,117.25	Expenses	
WaFd Checking Operations	\$131,671.82	Operating Expenses	\$5,379.07
WaFd MM Reserves	\$70,723.52	Reserve Expenses	\$0.00
Petty Cash	\$200.00	Special Assessment Expenses	\$4,224.76
Total	\$545,052.70	Total Expenses	\$9,603.83

Officer and Manager Reports

- **Roads Report.** Steve Maurer read the report from roads manager Larry Becker. Larry would like to hire an additional plow/tractor operator. He plans to do road maintenance when rain is likely and will build up road surfaces with old chip seal materials and rock.
- **Commons Report.** Commons manager Brad Covington read the report, mentioning that commons activities have been reduced due to fire season risks. He had a productive meeting with OSFM Grant coordinator Heather Miller and the La Pine Fire Chief.
- **Grant Report.** Steve Maurer (Grant Administrator) read the report. A purchase order for the chipper has been signed, and twenty-five address signs have been ordered. Following discussion about grant activities, Kent Dollarhyde made a motion to remove Steve Maurer as the Grant Administrator; Jeremy



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Martineau seconded. Ayes were David Trachsel, Jeremy Martineau and Kent Dollarhyde. Nays were Tina Kemp and Cheryl Riddle. Steve Mauer was removed as the Administrator.

- **Violations Report.** Violations Lead Jeremy Martineau said that he had no general items to report, and specific actions would be discussed in the Executive Session.

Unfinished Business

- Bids for Reserve Study. Jeremy Martineau made a motion to accept a proposal from Reserve Data Analysts; Kent Dollarhyde seconded. Discussion followed, with Cheryl Riddle introducing previously undisclosed information about funding options. Kent Dollarhyde made a motion to table the Reserve Study Bids; David Trachsel seconded. This motion was passed unanimously.
- Committee Resolutions. Steve Maurer said that two versions of this resolution were currently circulating and suggested more work was needed.
- Roads Liaison Position. Jeremy Martineau nominated Kent Dollarhyde for the position; David Trachsel seconded. After discussion, the Ayes were Jeremy Martineau, David Trachsel, Steve Maurer and Tina Kemp. Kent Dollarhyde abstained. Kent Dollarhyde was appointed Roads Liaison.
- Director Position #5. David Trachsel nominated Julie Shattler for this position. Discussion followed in which David Trachsel described appropriate procedures per Roberts Rules of Order. The nomination was tabled.
- Grant Organizational Chart. Jeremy Martineau made a motion to adopt the organizational chart with changes recently circulated; Tina Kemp seconded. The motion was unanimously passed.
- Snow Plan. Kent Dollarhyde volunteered to work on this and report back next month.
- Asphalt Road Maintenance. Jeremy Martineau offered to assist with items mentioned in the Roads Manager's report and provide a report next month.

New Business

- The motion passed. Vice Chair. David Trachsel nominated Jeremy Martineau to fill this position. Tina Kemp seconded. During discussion, Jeremy Martineau nominated Kent Dollarhyde and Tina Kemp seconded. Kent did not accept the nomination. The board voted on the nomination of Jeremy with Ayes from David Trachsel, Tina Kemp, Cheryl Riddle, Kent Dollarhyde and Steve Mauer. Jeremy Martineau abstained. Jeremy Martineau was appointed Vice Chair.
- Bookkeeper Replacement. The board discussed the performance of the bookkeeper. Tina Kemp mentioned that she had just received correspondence indicating the bookkeeper had resigned, making the discussion moot.
- October Budget and Reserve Study Review. Steve Maurer suggested tabling this item pending information on funding the Reserve Study Contractor. The board agreed.
- Removal of Neighborhood Watch Signs. David Trachsel stated that these should be removed because Ponderosa Pines has no active Neighborhood Watch program. He made a motion to take down the signs; Kent Dollarhyde seconded. After discussion, the Ayes were David Trachsel and Jeremy Martineau. The Nays were Tina Kemp, Cheryl Riddle and Steve Maurer. Kent Dollarhyde abstained. The motion failed. Kent Dollarhyde made a motion to send a communication to the membership requesting volunteers to reestablish a Neighborhood Watch program. Tina Kemp seconded. Ayes were Tina Kemp, Jeremy



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Martineau, Kent Dollarhyde, Cheryl Riddle and Steve Maurer. David Trachsel voted Nay. The motion was carried.

Concerns of the Board

- Steve Maurer said that due to the behavior of the board, he was resigning from the board effective at midnight.
- Cheryl Riddle said that due to the behavior of the board, she was resigning from the board effective at midnight.
- Tina Kemp said that due to the behavior of the board, she was resigning from the board effective at midnight.

Concerns of the Members

- Jorgine Rogers asked if additional fire hydrants will be installed.
- Derrick Shattler asked why the resigning directors had stopped someone else from getting on the board.
- Marsha Harris felt that the Harris' had been disrespected and thus was resigning as Firewise Coordinator at midnight.
- Jeff Harris endorsed the Neighborhood Watch effort. He mentioned that Oregon law requires a PPPOA reserve study yearly, either conducted internally or by an outside source. He thanked the departing directors for their service.
- Derrick Shattler asked about moving forward with the acquisition of a chipper.
- Brad Covington spoke about the grant and potential benefits to the community. He said that some board members seemed unsupportive of the grant.
- Derrick Shattler spoke about the grant. He also asked why the bookkeeper Jeri had quit, and thanked Marsha Harris for her service.
- Paula Estep expressed her amazement at the mess the board has become, and her worries that this will negatively impact the reputation of Ponderosa Pines. She thanked departing board members and appointees for their service.

Executive Session

The meeting was recessed at 7:35 pm for an executive session to discuss member accounts, violations, and legal issues. Steve Maurer reconvened the regular PPPOA Board Meeting at 8:19 pm. No decisions were made concerning member accounts or legal issues. Jeremy Martineau made a motion to proceed with violation actions discussed in the executive session. There was no second. Aye votes were David Trachsel, Cheryl Riddle, Tina Kemp, Jermy Martineau, Kent Dollarhyde. The motion was passed.

Steve Maurer adjourned the meeting at 8:19 pm.

Reminder – The next Regular Board of Directors Meeting is September 28, 2023, at 6:00 pm.

Respectfully submitted,

David Trachsel
PPPOA Secretary