



Ponderosa Pines Water Company
Approved Regular Meeting Minutes
December 18, 2024

Meeting held via Zoom.

Mary Petersen called the Regular Board Meeting to order at 7:02 PM

Board Members Present: Mary Petersen, Jeremy Martineau, Kent Dollarhyde, Cheryl Riddle, Tina Kemp, Greg Hulihan. Quorum is met.

Members Present: Desera Nelson, Ken Forsyth, Terri, Marcia P, Heather, Tim

Address From Mary Petersen PPWC Board President

PPWC Outlook/Vision for 2025.

I'd like to express gratitude to members, board members, employees. We have a responsibility to do things better. After going through pages of meeting minutes it seems we face the same issues repeatedly with little progress. The churn of board members hampers our ability to get things done in a sustainable trajectory. Clarity, Accountability and Collaboration need to be the areas of focus of 2025. Everything we do needs to reflect these. We need to get away from the US and Them. There is just Us, one group. The personal agendas seem to be a thing of the past. The water company is the cornerstone of our community. It touches every home and every family. First and foremost, we need to be serving our members and stewarding our water. Changes that foster transparency, trust and teamwork. Mary has heard that there is not a lot of trust in the board. For 2025 we want focus on what unites us, to safeguard our vital resource.

1. We must embrace transparency. Meeting minutes need to be accurate, documented and accessible. Members need to have clear and honest updates about our operations and finances.
2. Engage the membership more. Survey membership on big decision. Board members share information.
3. Establish structure and documentation. Centralize documentation, minutes, financials, processes etc. move away from paper records only.
4. Introduce Checks and Balances. Put processes in place that ensure that we have oversight, accountability, and efficiency organization wide. What is your succession plan, in particular board officers. What does the next person to sit in our chairs do to move the ball forward.
5. Look to the future. Building what is next. Focus must be where we are going. What does the water company look like 20 years from now. How are we going to ensure that we will have clean and affordable water 5 generations into the future. It is time to modernize. This includes when and how we communicate. The vendors that we choose to do business with. How we do our work.

I'm really hoping that 2025 is a year of action, a year of restoring trust, building our systems, strengthening our community. This is something that we need to do together. As your president for the next 6 months, I promise to lead with integrity, transparency, and a commitment to moving us forward. This is about all of us. We need to be shoulder to shoulder, working together to take the water company



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to the next level. Every board member, every member of our team and community has a role to play in creating our future. I invite you to step up, speak up, and help contribute to the change we need. The next 10 years we have big challenges and big issues coming up. We need to be united. That is what makes us strong – to manage and face these challenges. I'm hoping that next year we can turn the page – not just on what's been broken, but really to start thinking about what's possible in the future. Let's shift our mindset.

I hope you are as excited about 2025 as I am. I've spent the last 6 months getting the lay of the land, now is the time that the rubber hits the road, and we set ourselves up for success.

Minutes

Mary made a motion to approve the minutes for PPWC Regular Board Meeting November 20, 2024, Jeremy seconded, motion passed unanimously.

Treasurer's Report

Cheryl stated that Jeri would change where the Reserve amount is shown moving it to the P&L from Budget versus Actual. Removing the 218% net profit concern from the previous meeting. Also from the CPA, the money allocated for operations that goes unspent cannot be comingled with money allocated for reserves. The CPA and Jeri will discuss whether to make a contingency fund for annually unused operation money.

Jeri is currently in work on mailing annual billing statements.

November 30, 2024, Financials were accepted.

Manager's Report

In Brad Covington's absence George Shrum gave the manager's report: Quite time, there are a few residents returning for holiday break. Water consumption is running typical for this time of year. Water truck was serviced, oil, oil filter, air filter, starter was replaced. Generator is due for servicing including coolant, load test, and hoses.

Business

Master plan update: holding pattern until spring. Need to know how much pipe needs to be exposed.

Water Right discussion. It was brought to our attention that one of our temporary water rights had come due to either apply for an extension or formalize into a permanent water right. After speaking to the Oregon Water Resource Department, we may be able to apply for an extension of our temporary water right ourselves and not have to use a third party. If we chose to convert our water right from temporary to permanent, then we'd have to have a third party submit the application and we would not be able to add new users to the water system without reapplying for another permanent water right. George Shrum will continue communication with the OWRD and report back to the board.



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Discussion about having the last 23 lots connect to our water system. Feeling of the board is to have communication with unconnected lot owners and have them connect to our water system. Then have the water company pursue permanent water rights application. It would likely take a resolution and possibly to have the bylaws updated as necessary to have the fee schedule correct for these additional lots. Mary had proposed a committee to look at possible options as well.

New Business

Confirm schedule of meetings for 2025. Cheryl had a concern with moving the date to early the following month and receiving financials.

Concerns of the Board

None

Concerns of the Members

Desera asked about her email status regarding the estimated cost of Well #3 and repayment of reserve funds. Desera should have received documentation showing that the board voted to pay back the reserve funds used to pay for Well #3. Mary was going to reread through the documentation.

Executive Session

Executive Session Convened at 8:24 PM

Mary Petersen reconvened the PPWC Regular Board Meeting at 8:47 PM

Adjournment

Tina motioned to adjourn the meeting, Jeremy seconded. Motion passed unanimously.

Mary Petersen adjourned the Regular Board Meeting at 8:50 PM.

George Shrum
PPWC Secretary