



Ponderosa Pines Property Owners Association
March 27, 2025
Meeting Minutes

Call To Order

Jeremy called the meeting to order at 7:00p.m. on 3/27/2025. Members present were Jeremy Martineau, Kent Dollarhyde, Whitney Smith, Vincent Lorrain, and Mary Petersen. 17 members were in attendance.

Chairman's Remarks

Jeremy remarked that he is receiving feedback that our PPPOA meetings are too lengthy. He'd like to have members keep their comments to 3 minutes or less. He also reminded everyone of meeting etiquette.

Meeting Minutes:

Regular Meeting Minutes 2/27/2025 – Whitney made a motion to approve the February 26th meeting minutes. Vincent seconded. The motion passed unanimously.

Treasurer's Report

Whitney gave the treasurer's report and pointed out a few areas where we are running hot to budget. As of February, PPPOA is 71% to budget on auto, equipment, and maintenance due to 1) the replacement of the tractor clutch in January; 2) work completed on the plow truck and 3) additional payroll expenses for March due to the 24 inches of snow. (Not yet reflected in budget as of February). Our risk is the potential of more snow in November and December of 2025.

Mary made a motion to accept the Treasurers report. Vincent seconded. The Treasurer's report was accepted without exception.

Commons Report

Brad discussed that he and Jeremy and Whitney are reviewing the grant financials to figure out a game plan for the spring/summer. One goal is to expand the width of some roadways to provide better drainage. By removing some trees and digging ditches, we can resolve many of our drainage challenges.



Ponderosa Pines Property Owners Association
March 27, 2025
Meeting Minutes

Chipper days are coming and rather than people having to drop their debris at the park, they can place it at the back of their property (on the Commons). The Commons Crew will chip on site. We ask that no one blocks any trails or roadways.

The efforts for Spring 2025 will center on thinning trees and limbing trees up above 14 feet.

Unfinished Business

Reserve Study – We are finishing the reserve study up with final comments from the Board. Only minor tweaks are expected. The final report should be ready for members in April or May.

New Business

- **BOLI Complaint**
 - In the spirit of transparency, the PPPOA had legal expenses last year due to a former employee/current resident. The case was dismissed and is now a dead issue. Legal bills were more than \$2,000. Insurance premiums will be affected moving forward.
 - Because this BOLI complaint is public record, members can request a copy through the PPPOA Secretary or go to the Bureau of Labor and Industry website.
 - Mary made a motion to make the complaint and dismissal available to members on request. Vincent seconded. The motion was passed unanimously.

Concerns of the Board

As we approach fire season, there is concern about some lots not being kept up with needles and tree trimming. Beginning in April, the Board will begin looking at violations.

Concerns of the Members



Ponderosa Pines Property Owners Association
March 27, 2025
Meeting Minutes

One member inquired if the Board would release all BOLI complaints. The Board is aware of two BOLI complaints, and both were dismissed. The earlier one was in 2012-2013.

Another member inquired about ensuring we keep or regain a Firewise status. Ponderosa Pines is currently not listed as a Firewise community on the Oregon website. It was suggested to recruit a Firewise coordinator from the community. Anyone who is coordinating with Firewise should be coordinating with the Board. It is critical that the Firewise coordinator work with members and not harass them.

A member inquired about the open Roads Manager position. The board is reviewing the job description and currently working with the former Roads Manager (Larry) in the interim.

A member brought up chip seal and what was on the horizon for road maintenance. The chip seal project was a failed experiment. As the roads are one of our most precious resources, the Board will be exploring options for preservation.

Executive Session

- Accounts
- Personnel

Adjournment - Jeremy adjourned the meeting at 8:25 p.m.