



Ponderosa Pines Property Owners Association
Regular Board of Directors Meeting Minutes
May 21, 2026 via Zoom

The Regular Board of Directors meeting was called to order at 7:07 pm by the Chairman, Ken Forsyth. Directors present were Ken Forsyth (*Chairman*), Julie Shattler (*Secretary*), Alan Henne, Brad Heath, Larry Merrill and Jeremy Martineau. Quorum has been met.

Julie Smith, the PPPOA Treasurer was also in attendance.

Members in Attendance: Approximately 10 members

Canidate Application – We had two applicants for position #4. Both applicants were interviewed and the board voted as follows:

Steve Weller – Brad Heath nominated Steve Weller for position #4. Julie Shattler seconded. After discussion, the board voted as follows: Yes votes: 4 (*Alan Henne, Julie Shattler, Brad Heath and Ken Forsyth*). No votes: 2 (*Jeremy Martineau and Larry Merrill*).

Bill Heil - Jeremy Martineau nominated Bill Heil for position #4. Larry Merrill seconded. After discussion, the board voted as follows: Yes votes: Larry Merrill and Jeremy Martineau. No votes: 4 (*Alan Henne, Julie Shattler, Brad Heath and Ken Forsyth*).

Steve Weller was appointed and sworn in to position #4.

Minutes

2026-3-26 PPPOA Regular Board of Directors Meeting and 2026-4-23 PPPOA Regular Board of Directors Meeting. Ken Forsyth asked if there were any corrections. With no further discussion or corrections, the board voted unanimously approved the minutes.

Treasurer's Report – Julie Smith

Financials were not available this month.

Managers' Reports

Commons – Brad Covington

The chipper has been kept busy with a lot of chipping throughout the community. The Commons crew dropped a few danger trees by Laurel & Springwood along with some thinning and limbing. There are additional danger trees that need to be dropped as time allows.

Roads - Greg Hulihan, Road Manager

Still getting quotes for gravel. Greg is working on getting the water tank set back up so he can use it for spot repairs. All the equipment is operating well and maintenance has been done. JAL has not completed their schedule. We should have a date in a few weeks.

CWRR Grant – Ken Forsyth

Ken Forsyth gave the report on Debbie Christian's behalf.

One of the contractors on the four lots the board agreed to is now over loaded with work. Ken Forsyth asked the board if they are OK with one of the other approved contractors can do the work. The board agreed. There are additional lots to be reviewed.



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FireWise – Brad Heath

Brad Heath reminded everyone that the May 30, 2026 meeting has been canceled. There are no future meetings scheduled at this time. Brad reminded everyone that there is a volunteer worksheet on the Firewise website that captures the property owners' hours and money spent. All this information goes towards us maintaining our Firewise status. Firewise is always looking for additional volunteers. Anyone interested in joining the Firewise team can email pppoafirewise@gmail.com.

Julie Shattler let everyone know she will have printed copies at the Annual Meeting and if anyone would like a printed copy to contact her and she will get one to you. Once the form is completed it can be dropped in one of the green lock boxes or emailed to pppoafirewise@gmail.com.

Brad thanked Debbie Christian for her pet evacuation class at the April Firewise meeting.

The board thanked Brad for his work on the Spring Sweat Equity program. So far it's been a big success. To date we have dumped 7 dumpsters. The community has done a great job on keeping the area clean and using them for their intended purpose.

Unfinished Business

Reserve Study Committee – Larry Merrill

We are down to three members and would like to have more volunteers. Vincent is working on getting with the two managers to review the reserve list. The community has broken out areas of tasks on the list. A notice will be sent out again.

Annual Members Meeting – Julie Shattler

The printed ballots have been delivered in under a week from ordering. This is the fastest turn around time she has ever seen. Normal print time is 2-3 weeks. Julie Smith has ordered the stamps and she is getting the most up to date members mailing list from the bookkeeper. David Trachsel will be printing the address labels. Once we have everything we will be stuffing the packets which is a large task, so the extra time is appreciated. As far as food, she is working on getting the pricing for the sub sandwiches. We will still need items donated such as paper plates, plastic ware, Pop up tents, tables, etc. An updated spreadsheet will be sent out.

New Business

None.

Concerns of the Board

Steve Weller – Asked if the Commons crew had additional fire suppression besides fire extinguishers. He mentioned a type of can type of can available that has water. Steve will look into getting a few cans donated.

Concerns of the Members

G. Hulihan – asked if we could look around for a water truck to purchase.



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Executive Session

The meeting recessed to an Executive Session at 8:11 pm to discuss violations and personnel. The meeting reconvened at 9:01 pm. Ken Forsyth motioned to take action as discussed in the Executive Session. Julie Shatter seconded. No further discussion. The board voted unanimously to move forward.

Adjournment

Ken Forsyth made a motioned to adjourn the meeting, and Steve Weller seconded. The board voted unanimously to adjourn the meeting at 9:02 pm.

Reminder - Next Meeting is June 21, 2026 at 7:05 pm.

Respectfully submitted,
Julie Shattler
PPPOA Secretary