



Ponderosa Pines Property Owners Association
Special Board of Directors Meeting Minutes
July 8, 2023
Zoom

Chairman Steve Maurer called the Emergency Board of Directors meeting to order at 6:04 pm. Directors present: Cheryl Riddle (*Treasurer*), Tina Kemp, David Trachsel (*Secretary*) and Jeremy Martineau. A quorum was met. Members present: 5

Steve Maurer explained that the only order of business for the meeting was the member communication response issued on 7/6/23. Steve then read the following statement (and requested the verbatim inclusion of the statement in the minutes):

“There was an emergency meeting of the board of directors held on 7/6/23.

Per legal counsel which was provided to all directors, emergency meetings don’t need to be open with notice to members. There’s no definition of what constitutes an emergency but, they can include any matter about which the board needs to meet sooner than our notice requirements would allow, in order to avoid a negative consequence to the association (or an owner).

In order to prevent something bad from happening, the board can meet and take action even if there isn’t time to give proper notice.

There was a quorum of three directors out of five so we could do business.

The one item on the agenda was to accept the communication to member’s letter.

After discussion on wording of the members letter, the following motion was made by Cheryl:

“I move to accept this communication to members letter as a valid response.”

Tina seconded, and the vote was unanimous to accept.

This completes the summary of the emergency meeting.

Even though the emergency meeting was valid, counsel suggested we ratify the decisions in an open special meeting; that’s what we’re doing here tonight.

I hereby move to ratify the decision made by the board of directors at the emergency meeting held on 7/6/23.”

Cheryl Riddle seconded, and Steve Maurer called for discussion. There were no comments or discussion and Steve called for a vote: Cheryl Riddle, Tina Kemp and Steve Maurer voted “aye”. Jeremy Martineau and David Trachsel voted “nay”. The motion to ratify the decision made by the board of directors at the emergency meeting held on 7/6/23 was thus passed.

Steve Maurer motioned to adjourn the meeting, Cheryl Riddle seconded, and Tina Kemp voted “aye”. The meeting was adjourned at 6:14 pm.

Respectfully submitted,

David Trachsel
PPPOA Secretary