



Ponderosa Pines Property Owners Association
April 24, 2025

Board Members Present: Jeremy, Mary, Whitney, Kent
Board Member Absent: Vincent (noted absence due to illness)
Quorum Present: Yes (4 of 5 members present)
Community Members in Attendance: 10+ via Zoom

Call To Order - Meeting was called to order by Jeremy at 7:01 PM.

Minutes

Motion by Mary to approve March 2025 meeting minutes. Seconded by Kent. The motion passed unanimously.

Treasurer's Report

Whitney reviewed the financials through the end of March 2025.

- Fuel & oil usage at 42% (expected for snow season).
- Vehicle maintenance and repair budget at 100% due to clutch replacement and plow truck repair.
- Road personnel wages for snow removal at 64%.
- Spent \$768 on gravel for pothole repairs (approx. 30% of road maintenance materials budget).
- Accounts receivable balance of ~\$26,000—includes multiple-year delinquencies.
- 18 lots still unpaid for current dues cycle; all quarterly payments are current.
- Federal taxes paid: \$3,185; State taxes paid: \$715.

Jeremy moved to approve Treasurer's Report. Seconded by Kent. The motion was passed unanimously.

Commons Report by Brad Covington

- Replaced malfunctioning mailbox lights.
- Transitioned equipment from snow to chipping season.



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- Completed chipping along Iron Bark, Subal Pine, Red Current, Ponderosa Loop, and Longleaf.
- Community members encouraged to place debris (no needles/stumps) near commons or roads for pickup.
- All commons crew now on direct deposit.
- New contact email for commons: **ppoa.doccommons@gmail.com**.

Roads Report

There was no formal report. The Board noted that road grading and rebuilding is ongoing

Unfinished Business

- Elections & Timeline – Mary presented a proposed timeline for 2025 Board Elections that included announcements of open position, deadline to declare candidacy, and packet mailing. The Board expressed agreement.
- Jeremy discussed the 2024 Reserve Study Draft and getting it shaped up before it is needed for the Budget Committee. Whitney made a motion to accept the 2024 Reserve Study Draft. Mary seconded. The motion passed unanimously.

New Business

- Two members inquired about in-person meetings over the last month. The Board consensus was that Zoom is preferred due to higher participation and flexibility. The Annual Meeting will be in person. Jeremy offered to assist any members struggling with Zoom access.
- Kent has met with a paving contractor and is waiting for a bid for edge repair and crack sealing.
- Jeremy outlined long-term plan to test dust abatement products (noted costs of \$9,000+/mile). Full Community input will be sought before implementation.

Concerns of the Board - None



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Concerns of the Members

- Question regarding road gravel cost: ~\$768 for approximately 1.5 loads of 3/4" commercial gravel.
- Question about dust abatement plans (see item 8).
- Clarification on current Road Manager: Larry Becker is interim.
- Clarification from Brad: Chipping accepted only for limbs (no needles, stumps); limbs up to 4"-6" diameter okay if stacked properly.

Executive Session – The Board entered executive session at 8:33 pm.

- Accounts
- Personnel

Adjournment – Returned to regular session and adjourned the meeting at 8:48 pm. Mary made a motion to adjourn the meeting, Whitney seconded. The motion was passed unanimously.