



Ponderosa Pines Property Owners Association  
Regular Board of Directors Meeting Minutes  
September 26, 2024

The Regular Board of Directors meeting was called to order at 6:05 pm. Directors present: Alan Henne, Jeremy Martineau, Kent Dollarhyde, and David Trachsel (*Secretary*). Ken Forsyth was excused. A quorum was met. Members in attendance: approximately 10.

The first order of business was to elect a person to chair the meeting. Alan Henne nominated David Trachsel to chair the meeting with a second from Kent Dollarhyde. The vote was unanimous.

#### Minutes

- PPPOA Regular Meeting Minutes 08-22-2024 - Jeremy Martineau indicated that he would email corrections to the minutes. Minutes were not approved.

#### Treasurers Report: August 31, 2024, Financials

|                               |                     |                             |                   |
|-------------------------------|---------------------|-----------------------------|-------------------|
| WaFd Checking Operations      | \$127,607.32        | <b>Reserves</b>             | \$497,771.93      |
| Mid Oregon CU Share           | \$5.00              | <b>CWRR Grant</b>           | \$92,291.41       |
| Mid Oregon CU MM Reserve 9969 | \$137,182.63        | <b>Accounts Receivable</b>  | \$15,904.06       |
|                               |                     | <b>Expenses</b>             |                   |
| WaFd MM Reserves              | \$122,090.54        | Operating Expenses          | \$2,114.38        |
| US Bank MM Reserve 8389       | \$38,498.76         | Reserve Expenses            | <b>\$0.00</b>     |
| US Bank CD 1680               | \$200,000.00        | Special Assessment Expenses | \$1,841.00        |
| Petty Cash                    | \$0.00              | <b>Grant Expenses YTD</b>   | \$51,177.13       |
| <b>Total</b>                  | <b>\$625,384.25</b> | <b>Total Expenses</b>       | <b>\$3,955.38</b> |

Financials were accepted.

#### Managers' Reports

- Roads – Greg Hulihan gave the roads report
- Commons – Brad Covington gave the commons report

#### Unfinished Business

- Reserve Study – No further updates on the reserve study
- Mailbox package expansion. Due to the expected cost (\$10,000) for expansion, it was suggested that this would need to go to a vote at the 2025 annual members meeting and be funded by a special assessment.
- Director election. David Trachsel nominated Jule Shattler for board position #5 with a second from Alan Henne. The aye votes were David Trachsel & Alan Henne. The nay votes were Jeremy Martineau and Kent Dollarhyde.

#### Concerns of the Board

Kent asked about reimbursement from the water company for the fuel charges.

#### Concerns of the Members:

- Cheryl Riddle brought up possible violations.

#### Executive Session: Member accounts and personnel

The meeting was recessed at 6:35 to move into executive session to discuss member accounts. The meeting was reconvened at 7:01 pm. The decision was made to contact Deschutes County about a violation.

The meeting was adjourned at 7:02pm. The next Meeting is October 24, 2024, 6:00 pm.

Respectfully submitted,  
*David Trachsel*  
PPPOA Secretary