

Ponderosa Valley Homeowners Association

Board of Directors Meeting Minutes March 21st, 2026

Opened Meeting: 2:00 pm

Quorum: Yes

Board Attendance:

Tom Dearing	present
Allison Hickey	present
Robert Bell	present
Terry Roberts	present
Roberts Hentschel	
Michael Silvaggio (<i>ARC Chairman</i>)	present

Open Meeting - (Terry)

Terry opened the meeting at 2:00 by reading the minutes of our last meeting which took place August 9th, 2025. The Board approved the minutes.

We then proceeded to move through the agenda.

Board Positions

Board Members were elected at the Annual Meeting. The first Board Meeting of the year is primarily for determining the rolls of the members. These are the elected positions:

President: Allison Hickey

Vice President: Robert Bell

Secretary: Terry Roberts

Treasurer: Tom Dearing

Member-at-Large: Robert Hentschel

Financials Report - (Tom)

Tom reported the status of our financial position. We are currently looking very good. The water bill is now under control. The maintenance of the entrance is a little over budget, but the moneys we have taken in from late fees and new residents fees has covered our overages.

Security - (Terry)

Discussion of gates and cameras took up the majority of the Annual Meeting. As a followup to this dialog I contacted Flock Safety. a company that deals with LPR and Motion Cameras. Please check it out at this website.

<https://vloggergoal.com/what-is-a-flock-camera/>

New Residents - (Terry)

We have several new property owners in our neighborhood. The Board would like to welcome you to the neighborhood.

As the secretary I would like to ask you to go to our website and take a look at the information we have provided. ponderosavalleyhoa.com

In the upper left corner there is a menu icon. Please click on this to view all the pages of the site. As you are there select "Email Opt-In Form" print this form fill it out and get it back to me so I have your official approval to send you PVHOA information by email. There is an explanation as to why this is needed on that page.

Complaints -

Any complaints must be submitted to the Board in writing. We have a complaint process outlined on our website ponderosavalleyhoa.com.

The Board will not respond to any anonymous complaints. You may contact the Board or the ARC for advice, but the Board will not take any action without a written and signed complaint.

Architectural Review Committee Chairmanship -

A reminder to all our members if you are going to be making ANY changes on your property you MUST submit an application to the ARC outlining your plans. The form and all the information is available on our website ponderosavalleyhoa.com if you have any questions please contact Mike.

Please be aware if you make any changes to your property without approval from the ARC the Board can force you to take the the unapproved changes back to the original conditions. If this is the case it will be at your expense. We have only had to do this once and unfortunately it got drawn out in a fairly expensive legal battle the Board prevailed, but the HOA had to raise dues for a while to pay for it. SO please follow the rules.

Meeting adjourned: 3:30

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