

Ponderosa Valley Homeowners Association

Board of Directors Meeting Minutes

August 9th, 2025

Opened Meeting: 3:07 pm

Quorum: Yes

Board Attendance:

Tom Dearing	present
Kim Janzen	present
Robert Bell	present
Terry Roberts	present
Michael Silvaggio <i>(ARC Chairman)</i>	present

President's Report - (Kim)

Kim opened the meeting at 3:07 by reading the minutes of our last meeting. The Board approved the minutes.

The Janzen's have sold their property so this means we are going to be losing our president. Kim has done a great job running our Board for the past few years. This will be a loss for the community. This will leave us with two openings on our Board to fill at the Annual Meeting this year. If anyone is interested in filling one of these positions please contact the Board.

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.

New Residents - (Terry)

We have several new property owners that have moved into our neighborhood in the past few months. 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.

Restrictions -

Storage of equipment on some lots has become an issue as of late.

The following is the text from the **Declaration of Covenants, Conditions and Restrictions for Ponderosa Valley**:

ARTICLE VIII USE RESTRICTIONS

8.3 Restricted Activities. The following activities are prohibited within the Community unless expressly authorized by and then **subject to such conditions as may be imposed by the Board of Directors:**

(b) Parking. Parking of commercial vehicles or equipment, mobile homes, recreational vehicles, boats and other watercraft, **trailers**, stored vehicles or inoperable vehicles in places which are not screened from public view; provided, service and delivery vehicles shall be exempt from this provision during daylight hours for such period of time as is reasonably necessary to provide service or to make delivery to a Lot or the Common Property. For purposes of this paragraph, an "inoperable" vehicle is a vehicle which does not have a current license tag or current registration or inspection sticker or is obviously inoperable. A vehicle shall be considered "stored" if it remains in the same location on the property for fourteen (14) consecutive days or longer without prior approval of the Board. Any vehicle parked in violation of this Section or parking rules adopted by the Board may be towed in accordance with applicable law. An Owner may not modify his Residence such that the Owner would be prevented from parking or storing at least two (2) four-wheeled passenger vehicles in the garage of such Residence unless such Owner obtains the prior written approval of the ARC.

The Board has decided to take the position that if the homeowner parks their utility trailer so as it is not in view when looking at the front of the home no violation will occur.

The Board is aware that there are some homes where this may be accomplished, but the trailer will still be in view from another street. In this case do your best to conceal the trailer keeping it close to the home and arranged in a neat and orderly manner.

The Board has decided to take this view because, living in the country, a small utility trailer is a tool that a lot of homeowners need to work and maintain their property. Storing trailers in a garage or outbuilding is the ideal option but we have a large number of trailers in our community and that option is not one a lot of homeowners have.

The goal is to have a neat and tidy neighborhood, but understand we want to be reasonable.

If you need to you may put them behind a fence or hide them with a hedge. If you do decide on the hiding option remember you **MUST** get the fence or hedge approved by the ARC. Also small trailers **DOES NOT** include any house trailers, equipment, fifth wheels or horse trailers.

If we happen to see any violation of these restrictions notices and fines will be issued in accordance with our "VIOLATIONS & FINES" policy that is outlined on our website ponderosavalleyhoa.com.

Architectural Review Committee Chairmanship -

I am happy to announce that Mike Silvaggio has decided to continue as our ARC Chairman.

We still have two openings to fill on the ARC. If you would like to be a member of the Architectural Review Committee please contact Mike.

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: 4:30

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