

Ponderosa Valley Homeowners Association

Board of Directors Meeting Minutes October 26th, 2024

Opened Meeting: 2:00 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 opened the meeting at 2:00 by reading the minutes of our last meeting. The Board confirmed the minutes.

Kim proposed having the Annual All Member Meeting in January instead of trying to compete with all the holiday activity at the end of the year.

The Board responded by selecting Sunday January 12th 2025 as the date for the meeting from 4:00 to 6:00.

Proxies - It is VERY important that if you are not able to attend the meeting you send in your proxy. We would like to avoid having to hold an additional All Member Meeting because we fail to obtain a quorum.

Treasurer's Report:

Tom Dearing reviewed our financial picture.

We are looking good as of the end of the 3rd quarter.

Our reserve is filled.

We had an unusually high water bill of \$2000.00. Tom had a conversation with our landscaper to make sure this doesn't happen again.

Financial Reports can be viewed on the ponderosavalleyhoa.com website.

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Maintenance of the Entrance to Ponderosa Valley and Bonanza Blvd is one of the primary functions of the Board. This entrance is the pride of our Association as well as others in the community. Locals come out here to take pictures in front of the statues. Creekside uses our entrance over theirs and likes using it in real estate ads.

The entrance, including the entire Bonanza Blvd strip, is owned and maintained by PVHOA and is posted as private property.

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Last Board Meeting the issue of failing spotlights at our entrance was discussed. Michael Silvaggio offered to get an estimate for repair or replacement and get back to the Board. More than 50% of these lights either are not working or in need of repair.

Because of the amount of failing lights and the age of the lights, currently operating, it was decided it would be best to update the entire system at a cost of \$8400.00. Materials \$5422.68 and Labor \$2977.32 (\$381.81 per light).

In addition to the repairs the Board has approved the addition of some Christmas lighting at a cost of \$949.00.

Materials \$664.00, installation \$190.00 and Take down \$95.00. The material cost is a one time charge.

The Board approved using funds we had budgeted for rock replacement to be put toward replacing the entry lighting.

The Board approved the project to update our lighting system and to add Christmas lights.

Thanks to Tom Dearing and Michael Silvaggio for securing the estimates and obtaining contractors to perform the job of upgrading our lighting system.

Secretary's Report:

Terry reported that there has been several properties that have changes hands. The addition of the new neighbors requires updates to our databases for contacting members. We are currently missing complete information for some of these members. This information is important in case of emergency and to share critical information Of the community.

All members are requested to have a signed "Opt-In" form on fill so we can send you official information via email. This document is available on our website along with instructions on how to fill it out and how to get it to me. You will find it under the menu item "Opt-In".

The Board approved the reimbursement of \$163.67 to Terry Roberts for the ponderosahoa.com website fee.

Architectural Review Committee:

Michael Silvaggio (ARC chairman) provided the Board with a status of the projects that are in various stages of construction. This status is present and updated regularly on our website under the menu item “ The ARC”.

Moran - barn project - 11649 Cartwright Trail Approved August 2, 2023. This project was approved by the Board with conditions. The Moran’s, neighbors and the ARC came to an agreement a variance was signed and the project is underway.

Nwaneri barn - 11670 Virginia City Lane - Approved Sept 4th, 2023. Foundation has been poured. Project not yet complete.

Ochoa - landscape project - 12184 Cartwright Trail - Is in underway

Board Election:

At the Annual Meeting the expiring positions Terry Roberts and Tom Dearing currently hold will be up for election.

We also have one position that was never filled that will also be available.

Forms and instructions for submitting nominees will be included with the Annual Meeting notice.

New Business:

The Annual All Member Meeting will be held January 12th, 2025, 4:00-6:00 at the Ponder ISD Administration Building.

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With the meeting notice for the Annual Meeting I will include the proxy form and the nomination form.

Meeting adjourned: 3:56