

Ponderosa Valley Homeowners Association

Board of Directors Meeting Minutes

July 8th, 2026

Opened Meeting: 4:41 pm

Quorum: Yes

Board Attendance:

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

Open Meeting - (Allison)

Allison opened the meeting at 4:41. Terry then read the minutes of our last meeting which took place March 21st, 2026. The Board approved the minutes.

We then proceeded to move through the agenda.

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. Budget Approved.

Security - (Terry)

Discussion of gates and cameras took up the majority of the Annual Meeting.

1. We got an estimate for the installation of gates and turn around for the front entrance; that came to \$80,000.00. The Board agreed that this cost along with the continuing cost of maintenance put this option out of our range.
2. The other option we have been looking into is the installation of security cameras. I shared the information I obtained after contacting Flock Safety, a company that deals with LPR and Motion Cameras. This is still an option we are considering, but, have not come to a consensus.

Architectural Review Committee - (Mike)

Mike reviewed the outstanding and upcoming projects in the community. He shared that all is proceeding well and at this time there are no major concerns.

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 Silvaggio, the ARC Chairman.

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.

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.

Meeting adjourned: 6:29

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