

**Ponderosa Valley  
Homeowners Association, Inc.  
Annual Meeting Minutes  
January 12th, 2025**

**In Attendance:** Terry Roberts, Tom Dearing, Kim Janzen, Mike Silvaggio,  
Robert Bell, Cole Franklin, Mike & Brenda Pagel, Juan Ochoa, Doug Crowder

**Proxies:** James Hyland, Jennifer Moran, Brian Hutcherson, Joe Jaszka, Chance Allen,  
Kim Baekgaard, Brandi Jackson, William Jones, Tony Perryman, David Campbell,  
Sarah Wiescamp, Eric Brooks, Bill Ramsey, Rex Hudson, Craig Brown,  
Ken Ervin, Wayne Howard, Rob Wood, Matthew Johnson,

**Thank you for participation in our process!**

The meeting was called to order at 4:00pm

**Quorum - YES** - Terry Roberts (Secretary) announced that we did have a quorum. We are required to have 25% percent of our membership present, in person or by proxy, to conduct HOA business.

We had (28) lots represented in attendance or by proxy:

Attendees - (9)

By proxy - (19)

This meets our requirement.

Since we did have a quorum **official business could be conducted**. Voting in new officers and approving the 2025 Budget could be accomplished.

**Open Meeting** - Kim Janzen (President) opened the meeting at 4:00pm by reviewing the minutes from last years Annual Meeting. Kim took some time to expand on the complaint process that was put in place last year, identifying that the Board is not a policing organization, that it is important for the community to participate in the process to maintain the integrity of the neighborhood by submitting any complaints to the Board using the process outlined on our website [ponderosavalleyhoa.com](http://ponderosavalleyhoa.com) under the menu item "Complaint Process" In 2024 we had a few complaints, but only one ended with any fines being imposed. The others were resolved by just talking to the neighbors. A motion was made to approve the minutes and they were approved.

Kim then proceeded to guide us through the agenda.

**Budget** - Tom Dearing (treasurer) reviewed the Financial Statement for 2024 indicating the balance was \$14,500.00. We were over budget \$1500.00 due to water charges and the installation of new lighting at the entrance. Financial Statement for December 31st, 2024 and the Budget for 2025 are both posted on our website. The annual dues were raised to \$475.00 for 2025. Both of these were approved by the membership.

**Board Election** - We had (2) openings to fill. Kim's term was up this year and (1) other opening that has been vacant for a while. No nominations were received prior to the meeting. The floor was open for nominations. Kim was nominated. A vote was taken and Kim Janzen was reelected by a unanimous vote.

**Meeting Location** - Terry Roberts (secretary) We have been having our Annual Meeting at the Ponder ISD for the last 13 years. When scheduling the conference room for this years meeting I was notified that going forward there will be a charge of \$125.00 per hour to use this room. If anyone knows of a place we can meet without being charged please contact me.

**Architectural Review Committee (ARC) - Mike Silvaggio, (Chairman)**

Mike Silvaggio will be stepping down as the ARC chairman do to personal obligations.

The Architectural Review Committee (ARC) is a very important part of maintaining the integrity of our community.

If anyone is interested in becoming a member of the ARC please contact one of the Board or ARC members.

The ARC Application, Questions and Answers and Outstanding Projects are posted on our website [ponderosavalleyhoa.com](http://ponderosavalleyhoa.com) please review this information and submit the ARC Application for any improvements you plan to make to your property.

Our Bylaws require the ARC to consist of 3 to 5 persons. The new state statute states *"The ARC is to consist of 3 to 5 persons none of which can be Board members or their spouses."*

**New Business -**

Our Entrance (Terry Roberts)

Maintenance of the Entrance to Ponderosa Valley and Bonanza Blvd is one of the primary jobs 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.

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

Creekside, which is not part of our HOA, uses this entrance as their primary entrance even though they have their own entrance just West of ours. Real-estate companies even use this entrance in their ads when selling property in Creekside. Creekside has no ownership of this piece of property nor do they provide any funds to maintain it.

With the addition of new homes moving in our direction and the widening project due to start on FM 2449 traffic is going to increase.

As a security issue and reducing traffic in our community I would like to suggest we invest in a gate at our entrance.

I am looking for feedback from you to get a feel of how the membership views this suggestion. I would appreciate any feedback (pros, cons, suggestions). send comments to [pvhomeownersassociation@gmail.com](mailto:pvhomeownersassociation@gmail.com).

I will take no further action unless there is a positive response.

**Meeting Adjourned: 4:55pm**