

Ponderosa Valley Homeowners Association

Board of Directors Meeting Minutes

July 13th, 2024

Opened Meeting: 3:00 pm

Quorum: Yes

Board Attendance:

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

President's Report:

Kim opened the meeting at 3:00 by reading the minutes of our last meeting. The Board confirmed the minutes.

Kim updated the Board on the complaint process and shared the fact that the state statutes restrict how we enforce violations. The process the Board must go through to enforce violations is lengthy. The quickest way to solve a violation issue is to talk to your neighbor. If the violation can't be resolved between neighbors we have a formal process to take action however it is not speedy. That process is published on our website under the menu item "Complaint Process".

Stemming from the enforcement issue the Board members then had a robust conversation about the wainscot requirement for outbuildings. That being that there is a current requirement, on record, that outbuildings must have a 42" stone or brick wainscot on the building. In the past an amendment was drafted, and approved, that eliminated this requirement. However, it was never recorded and with time it has been misplaced.

The result of this conversation is that the ARC will rewrite this amendment and it will then be recorded with the county and added to our documentation.

Robert Bell was voted to the Board at our Annual Meeting. The Board officially elected Robert to be our Vice President.

Treasurer's Report:

Tom Dearing reviewed our financial picture.

We are looking good as of the end of the 2nd quarter.

We are over budget on landscaping because some plants needed to be replaced do to root rot. This overage is offset by the fact that some fees have been collected and we are currently under budget on water.

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

Tom announced that we have several homeowners that have not paid their 2024 dues and would like to see those outstanding accounts brought up to date.

If you are one of those outstanding please get that money to Tom.

Tom pointed out maintenance of the entrance is our biggest budget item. We currently have some failing spotlights on the statues. Michael Silvaggio has offered to get an estimate for the repair or replacement and get back to the Board.

Secretary's Report:

Terry reported that there have been several properties that have changed 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 Annual Meeting Minutes were inadvertently removed from the website these will be reposted.

Architectural Review Committee:

David Groll (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 will soon be completed.

Dearing - water well - Approved August 22nd 2023. Project should be completed soon.

Weddle - bee enclosure, pool pavilion, culvert, water well projects - The pool pavilion and culvert projects have been completed. Well, well house and beehive enclosure were disapproved due to lack of details. Neither have been resubmitted yet.

Sisco - loafing shed - 13013 FM 2449 - A variance for the location was approved July 13th. Work has not yet begun.

Brooks - outdoor living/kitchen and pool improvements projects - 11601 Cartwright Trail - Construction is currently 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 - Approved but work has not yet begun.

Unfortunately David will be stepping away from the ARC for personal reasons.

Fortunately Michael Silvaggio has offered to fill David’s position on the ARC. The Board approved installing Mike as the new ARC Chairman.

New Business:

At the Annual Meeting an issue was brought up about the “speed bump” which we must navigate every time we traverse from Bonanza Blvd. to FM 2449. Michael Silvaggio took an action to contact Denton County to see if something could be done about this. He is happy to report, after repeated contacts, this work may be accomplished soon. In fact by the time these minutes are published the work may have been completed.

Thanks Mike for convincing the county to take action.

Meeting adjourned: 4:30