

**Ponderosa Valley
Homeowners Association, Inc.
Annual Meeting Minutes (Redo)
January 14th, 2024**

In Attendance: Terry Roberts, Tom Dearing, Kim Janzen, Mike Silvaggio,
Robert Bell, James Pavey

Proxies: James Hyland, Craig Schwarz, Brian Hutcherson, Joan Kuehl, Marcus McShan,
Sheila Baekgaard, Brandi Jackson, Juan Ochoa, Tony Perryman, Victor Vines,
Sarah Wiescamp, David Groll, Bill Ramsey, Rex Hudson, Craig Brown,
Ken Ervin, Wayne Howard, Marianne Franks, Lee Brooks,

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 (25) lots represented in attendance or by proxy:

Attendees - (6)

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 2024 Budget could be accomplished.

Open Meeting - Kim Janzen (President) opened the meeting at 4:00pm by recapping the activity that took place in 2023. Kim then proceeded to guide us through the agenda.

Budget - Tom Dearing (treasurer) reported the Budget for 2024. The Financial Statement for December 31st, 2023 and the Budget for 2024 are both posted on our website. The annual dues will remain at \$450.00 for 2024. Both of these were approved by the membership.

Violations & Fines - It is a requirement for the Board to have a process in place for enforcement of our rules.

Kim shared the "Violation Enforcement Guidelines and Fines Policy" which revises the process that was put in place last year. The Board approved this revision and it is now available for viewing on our website on the "Violations & Fines" page.

Our website is ponderosavalleyhoa.com we have put all of our documents on this site for all to see anytime they need to refresh themselves on rules, file a complaint, see when meetings are taking place, review Minutes and Agendas and contact Board members. This is our official site for information and notices regarding our HOA.

Board Election - We had (3) nominees come forward to fill (4) openings. Those nominees were Tom Dearing, Terry Roberts and Roberts Bell. A vote was taken and all (3) were installed as new Board Members.

Architectural Review Committee (ARC) - (David Groll, Chairman)

Mike Silvaggio expressed interest in becoming the fifth member of the ARC. He was referred to David for information in that regard.

The ARC Application, Questions and Answers and Outstanding Projects are posted on our website 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 -

- What can be done to improve participation in our community? James Pavey, Mike Silvaggio and Robert Bell energized a discussion that generated ideas such as Street Captains, Theme Nights and Winnie Roasts. What can we do to get you involved? Please let us know.
- BIG Bump! The transition from Bonanza Blvd. to FM 2449 is a bumpy ride. Mike Silvaggio has offered to contact Denton Public Works to see if this can be improved. Thanks Mike.

Meeting Adjourned: 4:51pm

Hope everyone had a Merry Christmas and wishing you a GREAT 2024!