Ponderosa Valley Homeowners Association

Board of Directors Meeting Minutes
November 1st, 2026

Opened Meeting: 4:01 pm

Quorum: Yes

Board Attendance:

Tom Dearing		present
Allison Hickey		absent
Robert Bell		present
Terry Roberts		present
Robert Hentschel		present
Michael Silvaggio	*(ARC Chairman)*	present
Joe Jaszka		guest

Open Meeting - (Robert)

Robert opened the meeting at 4:01. The Secretary then reviewed the minutes of our last meeting which took place July 8th, 2026. The Board approved the minutes.

We then proceeded to move through the agenda.

Financial Statement - (Tom)

The Treasurer reported the status of our financial position. We are currently $4000.00 over budget. This overage is primarily the result of a water leak at the front entrance. The water has been turned off and the landscaper is currently working to find and fix the leak.
There will be an increase in dues for 2027, but the amount has not yet been determined. The rate increase will be shared at the Annual Meeting along with the 2027 budget proposal.

Aqua Texas - (Tom)

Some members have witnessed higher than normal water bills this season. One of which is our Treasurer, Tom Dearing. Tom is working through an issue with Aqua Texas concerning service and billing practices. In doing so he discovered Flume. Flume is a monitoring device that you connect to the customer side of the waterline that allows the consumer to monitor their water usage. The cost of this device is $269.99. This data can be used as evidence of your water usage if you have to protest the accuracy of your bill.

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 with construction and improvement projects.

Their is, however, an increasing concern over Lot Maintenance including parking and storage. The Board along with our ARC chairman (Mike Silvaggio) spent the majority of the meeting discussing these issues as well as some concerns that were addressed at a meeting the ARC had last month.
The results of these discussions is shared in a Newsletter we decided to put out sharing the issue at hand and the plan to remedy it.
That Newsletter accompanies these Minutes.
We will be sharing some changes at the Annual Meeting.

- Revision to the Declaration of Covenants, Conditions and Restrictions (CC&Rs)
- Revision to the Master Design Guidelines (MDGs)
- Revision to the Violation and Fines schedule

Robert Bell (our Vice President) penned the newsletter with input from the Board and ARC.

Entrance Closure -

Thursday November 12th, 2026 construction is going to begin at Bonanza Blvd. and FM 2449. through traffic will still be allowed, but using the Creekside entrance or Bud Williams would be a better option.
Concrete will be removed and gravel installed in its place.
The plan is to replace the concrete at the end of the year or first part of 2027. when this happens Bonanza Blvd. will be closed for 48 hours.

Complaints -

There has been reports of drivers doing donuts and making noise at the North and South curves of Cartwright Trail and in the circle at the end of Virginia City Lane. If you witness this or any other suspicious activity please report it to the police department.

Meeting adjourned: 6:00