

## April 20, 2024 Ponderosa Association Annual Meeting Minutes

Held at St Helena Fire Station

Quorum Verified YES 22 present (both face to face & by Proxy)

Meeting called to order 10:03 AM by Ann Tweety

2023 Meeting Minutes: Reviewed by Ann Tweety

1.) Meeting Minutes were sent out for review prior to the scheduled date of meeting. Motion to accept minutes. Sharon Haase second Mark Neuhalphen. No nays. Motion passed.

Treasure report: Reviewed by Leah Noecker

- 1.) Current Balance in Association Account is \$ 9707.00. Listing included. Motion made by Scott Green to pay bills Lesa Boeckman Second. Discussion raised.
- 2.) There were some questions raised by Brett Kmiecik about the Treasurer report format in 2022 minutes. He is requesting a formal breakdown of checks written and running totals on account. He wants more breakdown of where the money is being spent. Robin Tweety and Marney Kleinschmit helped Leah work on this. Action item to send Marney financial reports to share on the website. Present this yearly report to hand out at meetings and report to the website. Continue to update emails as they change each year. Motion made by Chris Stratman, second by Rick Kmiecik. Vote taken all Yays some Nays. Motion carried.
- 3.) Dues were discussed in regards to raising them to \$636 to cover additional expenses. Tax changes(Echreshone ground 3 years additional 3 parcels) and water bills (\$77 difference/community water) Larry Tweety crawled in the pit and found no leaks. Discussion about increase to keep reserve for future use (gravel/improvements) Minimum water usage per community 2000 gallons minimum @ \$77. Brett Green purpose \$575 for 2024 dues by May 1st, and take and Second by Randy Noecker vote taken, some nays. Suggested to maintain the \$10,000 reserve. Amended suggestion adjusted motion made by Sharon Haase Proposed to \$600 2024 dues second by Leah Noecker. Vote taken Yays, motion passed.
- 4.) Ann asked for payment on annual bill for gate cost \$120 yearly. Motion to pay Lesa Boeckman second Mark Neuhalphen. All yays no nays-motion carried.
- 5.) Action Item- Leah sends Marney yearly financial information to share on the web site and to use newest emails to keep the lines of communication and information shared a little more readily available. Motion made by Chris Stratman and Second ny Rick-No Nays. Motion passed.

- 6.) Motion made by Brad Green to keep goal in contingency fund of \$10,000.00. This may require another discussion at 2025 meeting for change in dues again. Seconded by Mark Neuhalfen to again discuss issues. Votes all Yays motion carried.

#### Committee Reports

- 1.) Infrastructure /Building Committee (Provided by Ann Tweedy)

Ann had no active projects-Please contact Ann when starting a project. No activity so no vote needed

#### Hunting Committee (Provided by Randy Noecker)

- 1.) Randy had no issues to report.
- 2.) Touch base on no deer retention, will discuss options at hunting meeting.
- 3.) Chris Stratman worked on mineral feeders for several species along with Lary, Dom and Chris' son, Larry Tweedy and Dom Stratman. Still working on corn and alfalfa planting. Extra plots.
- 4.) Brad Green will discuss oats and early weed kill at the hunting meeting.
- 5.) Teresa from the Government is supposed to get a seed list that can be used.
- 6.) Work will continue on food plots as money allows and work conditions are allowed.. Donations can be sent to Cathy Noecker at Cedar Security Bank @ Wynot.
- 7.) Action Items Brett Kmiecik wants copies of minutes from the Hunting committee and committee minutes to prove issues with stand movements. Randy to provide the 2016 Google map copy of stands and changes since. Grandfather vs new stands with regard to distance apart. 200-300 yards movable/permanent. Motion made by Ann Tweedy and second by Scott Green and third by John Goetz to officially add an action item to the hunting committee to change distance between stands to 300 yards. Amend motion made by Ann Tweedy second by Brad Green to task the hunting committee to double check original map and changes made for new stands vs grandfathered . All in favor Yay Motion carried.

#### Recreation Committee

No vote needed no action items. Current members, Lesa Boeckman, Judy Stratman, Leah Noecker, Lana Jueden (chair) No action items to address and all members agreed to stay so no vote needed.

#### Old Business

- 1.) Water bills Leah is continuing to monitor. \$77.00 difference. Kevin Becker/Leah have been monitoring bills. Kevins with showers/laundry about 95 gallons. Motion made by Lary Schulte to continue to monitor this issue -second by Lyle Schulte-Vote Yays have it motion carried.

2.) Action Item BK says that leak is a separate issue so needs to be addressed separately.

Motion made by Sharon Haase and second by Lana Jueden to continue to monitor the situation. Vote taken yays no Nays motion carried.

#### Road Committee

1.) Project is under LLC. Now they want it to be turned over to the committee. Tim Gobel does the surveys. Teresa is our contact from the government. The guy we were working with that wanted it all redone is now retired so the top road to get campers in has been passed for use. Main roads to cabins and road north all have second loads of gravel. LLC paid for gravel, grading and stakes.

2.) Action Item Brad Green would like some clarification on egress road details and LLC fees for County Survey for this. Would this be a new expense for the committee? Lary Schulte, Lesa Boeckman, Leah Noecker and Kevin Becker will meet with the lawyer to see about consent agenda clarification on the road situation with the government. Motion made by Mark Neuhaufen and then second by Lana Jueden. Vote taken all yays. Motion carried.

3.) For projected costs, rock is \$12.00/ton picked up so per load is usually \$300 for rock and with travel and spread the cost was around \$400. Takes 6/7 loads to do the road north and from gate to first road of cabins. \$2800 estimates. Motion made by Randy Noecker and Chris Second-vote yays-Motion carried.

4.) Gate is still being left open. If there is an event it would be nice to communicate this to others. This way it would give others a heads up about extra traffic and other vehicles also. Lock box will continue to have a key to be used by the sheriff and EMS and FIRE.

#### NEW BUSINESS

1.) Hunting committee will conduct the annual meeting at a determined date. Send out new harvest information to all hunters.

2.) Executive committee to conduct their meeting at a determined date.

3.) Association expenses 2025 bills paid by association need to have approval, rock, water, taxes.

4.) Committee changes- Officers stay the same all but the VP position, Shane needs to step down. Robin Tweety nominated by Ann Tweety seconded by Lana Jueden. Vote taken and Yays have it. Motion carried.

5.) Infrastructure all same with addition of Leah Noecker Motion made by Lana Jueden, Second by Lesa Boeckman. Vote taken Yays have it Motion carried.

- 6.) Hunting committee all same with addition of Chris Stratman Motion made by John Goetz second by Bret Kmiec. Vote taken Yays have it Motion carried.
- 7.) Recreation has all the same members Bret Kmiec made motion second by Chris Stratman. Vote taken Yays have it. Motion carried.
- 8.) Road committee stays the same with no changes Tom Goetz made motion second by Kevin Becker Vote taken all yays-motion carried.
- 9.) Motion made by Brad Green and second by Tom Goetz to form a Water Committee to monitor/analyze for future water bills-refer to infrastructure for possible billing and tracking system? Vote taken Yays have it, motion carried.

Motion made by Mark Green second by Chris Stratman to adjourn. Vote taken all yays motion carries. Time 12:11PM