

April 26, 2022 Ponderosa Association Annual Meeting Minutes

Held via Zoom + Face to Face at Kevin Becker's Cabin/Garage

Quorum Verified: YES 19 present (both virtual and face to face)

Meeting called to Order: 10:10AM

2021 Meeting Minutes: (Reviewed by Anne Tweedy)

- 1) Meeting Minutes were sent out in advance of meeting for review. One correction was asked for by Brad Green on township road access and Government maintenance on road. Motion to accept change and approve was made by Mark Neuhaufen and second by Scott Green. All in favor no nays.

Treasurers Report: (Reviewed by Leah Noecker)

- 1) Current Balance in Association Account is \$ 15585.78.
- 2) Recommended to keep annual dues \$500.00. Approve payment of 1.4X real estate taxes to LLC in the amount of \$11584.75-2022. LLC paid 11486.69-2021. Motion made by Judy Stratman seconded by Dominic Stratman. Taxes differ for easements only, not improvements. All in favor no nays.
- 3) Recurring water bill monthly- watch meters. Leakage report were given out from Sue Sudbeck by Leah Noecker. Continue to work with Sue at NRD office.
- 4) All but 4 lots are paid for 2022 dues. DUE today. Anyone who owes 2022 Please pay Leah Noecker.

Committee Reports:

- 1) Infrastructure/Building Committee (Provided by Anne Tweedy)
 - a. Anne had no active projects –please contact Anne when starting a project.
- 2) Hunting Committee (Provided by Randy Noecker)
 - a. Randy had one amendment- lot sale so a stand was available anyone interested would put name in hat and draw in couple of weeks.
 - b. Food plots going well. Good hunting season. Always working on new areas to improve.
 - c. ACTION: To replenish hunting committee funds, please send payment to: Kathy Noecker at Cedar Security Bank (411 St James Ave, Wynot NE 68792.) Free will basis.
 - d. Randy sends picture of account balance to hunting committee.
- 3) Recreation Committee Provided by Lana Jueden and Judy Stratman)
 - a. Leah Noecker mailed out stickers for ATV machines. Purpose was to know what lot was broke down or if someone was here from somewhere besides thru gate, not associated members?
 - b. Street signs being put up so EMS knows where to go now that we have address markers from them.
 - c. **Continued Recommendation**-Wynot EMS operates on donations. Please consider donations to them to help keep Ponderosa safe. Send Donations to Wynot EMS, PO Box 101, Wynot NE 68792.
 - d. A playground suggestion was entered but not wanting to open up insurance liability coverage issues.

Election of 2022 Board Members

Board Members now serve 2 years. This is 1st year of the 2 year term.

Current members are: Anne Tweedy, Shane Kleinschmidt, Lana Jueden, Leah Noecker (Kevin Becker is at large)

Election of 2022 Committee Members

Hunting Committee:

Current Members: Brad Green, Randy Noecker, Larry Tweedy, Mark Neuhalfen, Tom Goetz.

All staying on committee no changes. Randy Noecker is Chair. Motion made by Lesa Boeckman second by Leah Noecker to keep committee with no changes. All in favor no nays.

Infrastructure/Building Committee: Lana Jueden, Brett Kmiecik, Rich Tweedy, Anne Tweedy, Randy Noecker.

Removal on Don Sudbeck from committee (sold ground) Anne Tweedy is Chair

Motion made by Mark Neuhalfen and second by Lary Schulte to make change and keep remaining. All approved. No nays.

Recreation Committee

Current Members:

Current members: Lesa Boeckman, Judy Stratman, Leah Noecker, Teri Green, Lana Jueden, Lois Wieseler. All staying on committee. Lana Jueden is chair.

Motion made by Lary Schulte and second by Lois Wieseler to keep committee with no changes. All in favor. No nays.

Old Business

- 1.) Water bill; Leah Noecker handed out water leakage report(3). Still monitoring to make sure no extensive leaks. LLC will continue to monitor the billings. Motion made by Leah Noecker to keep watch and second by Lesa Boeckman.
- 2.) LLC Plans/Changes for Accretion Ground LLC update. Still working with Government on issues of road conditions. Everyone wants improvements but need to hire a lawyer to help us work on issues with them. Robin Tweedy gave LLC name of lawyer (Ryan Swack) that works with these types of issues. Can't just pick someone from yellow pages. LLC said they will contact and pursue issues. There is a road usage violation meeting for April 22nd and Lary Schulte and Kevin Becker will be working on this. Hoping to get issue postponed and work something out. An easement runs thru a wet-lands so there are issues involved with this also. If there could be better care of the roads the wet-lands wouldn't be getting used. Needs to be resolved people have homes they are living in and need to be able to access. Sharon Haase made a motion to let LLC continue to work on this issue and Mark Neuhalfen second. All yay. No nays.
- 3.) Road Conditions As in LLC plans section, more rock is needed and will continue to be needed in roads. LLC will continue to work on these issues as the easement issues are solved and the locations of the roads are decided upon. LLC has to work with government on what we can use for improvements. Shane Kleinschmidt was also going to work with LLC to check on different rock verses the red rock being used to see if it would hold up better or be better in our application than what is currently being used. Motion was made by Tom Goetz and seconded by Brett Kmiecik to have LLC continue improvements and monitor progress. Kevin Becker, Lary Schulte, Leah Noecker and Shane Kleinschmidt will form this board and continue with progress. All Yay. No nays.
- 4.) Electric Gate Up and running and remotes are working. The gate being open a lot and left that way should no longer be an issue but seems to be. The gate should be shut 24/7. The lock box is still going to have the lock the key is used so the Sherriff, EMS and FIRE can gain access when needed. Larry Tweedy made motion and seconded by Lana Jueden to call first install of project completed. All in favor all yay. No nays.
- 5.) Road Speed limit LLC is still working on signs. Recreation committee will continue to work on this.

- 6.) Pets Roaming on Property: Reminder that roaming pets should not leave your property without you. Have had situations where lot owners' items are getting dug up by dogs (on camera) so please watch out for your dogs and that of your guests.
- 7.) Lot Owner Guest having access to common ground when lot owners are not present on property: This is not allowed. Your guests may be on your lot without you on the property but they CANNOT be somewhere on the Ponderosa or the Cedarview property.

New Business

- 1) Firepit use during a drought Property protection should be our number 1 concern during a drought. Lana Jueden suggested that NO burning be done unless the local fire chief for the area be contacted to find out if allowing burn permits to anyone. It sounds extreme but in even fair conditions it wouldn't take long for the wooded area we love to go up quickly in the wrong conditions. We all have to consider this isn't just a recreation area but homes for some also. Todd Pinkelman is the one to contact for Wynot district. Mike Jueden can tell you if we are burning in more southern area of county. Lana Jueden requested to have a sign made for no OPEN burning to hang by the gate.
- 2) Hunting committee to conduct Annual Meeting This will not be held until the fall meeting. Input on issues, comments questions, etc. should be sent to hunting committee.
- 3) Executive committee to conduct annual meeting after adjournment.
- 4) Motion to adjourn the meeting was made by Randy Noecker and second by Shane Kleinschmidt. All yay. No nay.

Next Meeting will be: April 15, 2023.