

April 15, 2023 Ponderosa Association Annual Meeting Minutes

Held at Kevin Becker's Cabin/Garage

Quorum Verified: YES 23 present (both face to face & by Proxy)

Meeting called to Order: 10:04AM by Shane Kleinschmit /Conduction meeting in Anne Tweedy's absence.

2022 Meeting Minutes: Reviewed by Shane Kleinschmit

- 1) Meeting Minutes were sent out in advance of meeting for review. Motion to accept minutes Sharon Haase & second Mark Neuhalfen. All in favor no nays.

Treasurers Report: (Reviewed by Leah Noecker)

- 1) Current Balance in Association Account is \$ 15886.00
- 2) Recommended to keep annual dues \$500.00. Leah said gets 8-10 check on meeting days. Motion was made by Brad Kmiecik to get statement breakdown of incoming checks and payments made out over the year, receipts, etc. Suggested to be handed out at annual meeting. Request made due to issue with mix-up on dues check. Leah had asked that the lot number be written in notes on checks to help with getting several at one time and being applied correctly. If everyone pays on time that will also help. Penalty process suggested for paying late. In conjunction with this there was also a clip board handed out to keep every ones contact information up to date. Motion made to get annual report by Mark Noecker second by Sheryl Vanard. All in favor no nays.

Committee Reports:

- 1) Infrastructure/Building Committee (Provided by Anne Tweedy)
 - a. Anne had no active projects –please contact Anne when starting a project. No activity so no vote needed.
- 2) Hunting Committee (Provided by Randy Noecker)
 - a. Randy had no issue to report.
 - b. Food plots going well, donations to this is always welcome also could be used for feeding trails. Committee also worked on rack minerals and vitamins to help deer thru season. Food plots with draught down like everywhere. Always working on new areas to improve. Good year overall.
 - c. ACTION: One stand was moved to another area. Satalite stand found to be close to neighbor, need to communicate issues like these. Hunters responsibility for safety issues. Some talk of people leaving stands early. Need to work through it together. Help everyone with successful hunt. There was discussion to get rules on paper to hand out hunters to give details on the 200-300ft map distances. ACTION: update info. Update site IT. Secure google docs and content. Motion made by Robin to move on action items and seconded by Mark Neuhalfen.
- 3) Recreation Committee Provided by Lana Jueden and Judy Stratman)
 - a. Discussion about ATV use and just asking to slow down, especially around lot areas for safety and consideration of members. Lana looked at getting flags and the expense and use of them was like the stickers Leah sent. Respect for each other and report any issues to LLC is best course of action at this time.
 - b. **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.
 - c. Kevin will continue to give Randy deer count each year. No vote due to no action items.

Election of 2023 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)

Hunting Committee:

Current Members: Brad Green, Randy Noecker, Larry Tweedy, Mark Neuhalphen, 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. All agreed to stay so no vote needed.

Recreation Committee: No vote needed to action items.

Current Members:

Current members: Lesa Boeckman, Judy Stratman, Leah Noecker, Teri Green, Lana Jueden, Lois Wieseler. All staying on committee. Lana Jueden is chair. No action items to address and all members agreed to stay so no vote needed.

Old Business

- 1.) Water bill: Leah will still monitoring to make sure no extensive leaks. No big gallon months. \$200.00 in winter and \$450.00 in summer months. Motion made by Leah Noecker to keep watch and second by Lana Jueden.
- 2.) LLC Plans/Changes for Accretion Ground LLC update. Still working with government on issues of road conditions. Everyone wants improvements. Trying to keep the costs down and stay out of costly court battles. Had issue with government and had work done to use lower slew road that LLC built up to enter property past gate. Corp of Engineers did not approve. Had to have wet land approval from NRCS to do this. Paid Eric Derickson/Stockwell Engineering Sioux Falls, \$4500. LLC said they will now have new contact (Randy Cohr) from government and he has a new attitude and point of view from retired guy, and will pursue issues. Meeting with Teresa on Tuesday week after this meeting. Suggestion was to use road less, but not really able when people have right to get to property. Still looking for new entry solution, Heine's, Government?? No great/easy solution. There is also talk about wet land changes and fish/wildlife with Corp of Engineers. Trying to follow all the regulations and use the land too. Working on "compatible use permits" and trying new directions with new options. LLC will continue to work with contacts to come to best solutions for all. LLC also said no more dumping on wood pile. There is also mention of no more tree work until government give approval. Suggestion was made by Robin Tweedy to have general manager for the LLC to contact when there is progress made on items so that information can be passed on to members. Lary Schulte was nominated and all yay no nays motions carried. He will be leason between LLC board and members of the lots. It was also suggested to make a general job description of the duties expected on the position. ACTION: Lary Schulte made a motion to let LLC continue to work on these issue and Lyle Schulte second. All yay. No nays.
- 3.) Road Conditions LLC plans to continue section improvement on roads. Rock loads are in the plans to be added as need continues. \$850 dollars a load (25-27 yrds in a load) Rich and Ann road due for another layer of rock-south. North and south paid for by LLC Kevin is due to line up another load in near future. Continued work by LLC as easement issues are solved and the paths of the roads are decided upon. LLC has to work with government on what we can use for improvements. Shane Kleinschmidt is continuing work with LLC to move forward on improvements to road conditions and suggestions given. Motion was made by Lana Jueden and seconded by Lesa Boeckman to have LLC continue improvements and monitor progress. Kevin Becker, Lary Schulte, Leah Noecker and Shane Kleinschmidt still form this board and will continue with progress. All Yay. No nays.
- 4.) Electric Gate The gate is still being left open. Hope issue gets better with mention of it. Communicate again on events with group so know why and when it may be left open? Again the lock box will continue to have the key for use by the Sherriff, EMS and FIRE as needed. No action item so no vote needed.
- 5.) Road Speed limit LLC is still working on signs not sure what can be posted or what should be posted.

- 6.) Pets Roaming on Property: Reminder on pets, leashes should be used for every ones safety leave your property.

New Business

- 1) Firepit use during a drought Local fire chief for the area can be contacted to find out if allowing burn permits to anyone. There is more than just the timber to consider when you burn now, someone's home can go too. Todd Pinkelman is the one to contact for Wynot district. No burning sign on gate should help everyone be on the same page about burning. ACTION made by Leah Noecker, second by Lana Jueden to pay Sheryl Vanard \$25.00 for her work on sign. Vote all yay no nays.
- 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) 30-30 Land Grab Judy Stratman brought to the association's attention about the governments' land grab going on and its use of the pipeline to do it. She said there is a lady from Texas on June 26th and JoDeans in Yankton that will have more information. She herself also has information if anyone is interested about the progress of this over the last 30 years. This involves the FSA/NRS and easement changes. They have even gone as far as condemning if you don't follow their rules. The EPA has even been involved. She has information to pass out and we need to stay aware of how this will affect us and our use of the land we for now have access to.
- 5) Association Expenses 2024 bills paid by association need to have approval, rock, water and taxes.
- 6) Motion to adjourn the meeting was made by Mark Neuhalfen and second by Lyle Schulte. All yay. No nay.

Next Meeting will be: To be determined.