

Ponderosa Townhomes Board Meeting 04/09/22

Call to order 12:22 pm

Attendance: Joe Taylor, Curt Wright, Julie Wegner, Gabe Bazurto, Lorna De La Ossa – Property manager

Non-board attendance: Karen Graham, Mark Lawson

Approval of Board Meeting Minutes: 01/11/22

Motion to approve minutes of 011122: Curt – 1st, Gabe-2nd, Motion carried

Selection of officers:

President: Joe Taylor

Vice-president: Gabe Bazurto

Secretary: Julie Wegner

Treasurer: Sylvia Buchanan

Officer selection approved by unanimous consent

President's Report: (Joe Taylor) – given at annual meeting

Financial Report: none

Property Manager's Report: (Lorna De La Ossa)

1. Pool pump replacement – estimated cost \$3000
 - a. Motion to replace: Gabe – 1st, Julie – 2nd, motion carried
2. Lights replacement
 - a. Mark Lawson (resident) volunteered to install and look for new lights. He will provide an estimate to Lorna. Mark's estimate will be compared with the estimate made by Broken Arrow The board will select the lowest estimate and replace the lights.
 - b. Motion to replace lights based on lowest estimate: Curt – 1st, Gabe – 2nd, motion carried
3. Trash bins/dumpsters – due to an uptick in large items being left outside the dumpster solutions to this problem were discussed
 - a. To send out Flyer and email to residents indicating that big and bulky items are not supposed to be left outside the dumpster.
 - b. Create sign for the dumpsters regarding not leaving big and bulky items outside the dumpster.
 - c. Contact Limberlost Association about getting rid of big and bulky items. The Limberlost Association periodically provides a roll off dumpster for Limberlost community residents to get rid of big and bulky items. Since the location of the roll off dumpster is off site from the Ponderosa Townhome community, a way to transport the items to the roll off

dumpster will be needed. Information about the big and bulky days will be passed along to residents.

- d. Possibility of placing trail cameras around the dumpsters – additional research is required about cost and placement.
 - e. Create potential fine structure for violators related to leaving big and bulky items outside the dumpsters. This will require a change in the CC&Rs and require talking to the lawyer. Lorna will address this change with the lawyer.
 - f. Motion for Lorna to check with the lawyer about the creation of a fine schedule: Curt – 1st, Gabe – 2nd, motion carried.
4. Parking problems discussed
- a. A possible solution to illegal parking would be to create a fine schedule for violators which would be in place prior to actual towing of vehicles.
 - b. Possible solution to street parking was to create policy of No Overnight Parking on the street.
 - i. Overnight was defined as midnight to 6 am
 - ii. Approved exceptions would be allowed. Exceptions would be determined by the Board.
 - iii. Signs would be required for this policy
 - iv. Start date for enforcement – notices would go out to residents once the signs are installed. 30 days after sign placement towing would be used to enforce the policy.
 - c. Motion to create a policy of No Overnight Parking from midnight to 6 am with exceptions to policy being available based on Board approval: Curt – 1st, Julie – 2nd, motion carried.

Future meetings:

1. August 16, 2022 @ 6 pm – location pool area
2. October 4, 2022 @ 6 pm – location pool area

Motion to adjourn Board meeting: Curt- 1st, Julie – 2nd, motion carried

Meeting adjourned at 12:57 pm.