

Ponderosa Townhomes Board Meeting 08/09/2022

Call to order: 6:01 pm

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

Approval of Board Meeting Minutes: 04/09/2022

Motion to approve minutes of 04/09/2022: Sylvia 1st, Curt 2nd, motion carried

President's Report: (Joe Taylor)

- On street parking – two residents (renters) routinely parking on street overnight. Called towing twice.
 - o Lorna asked towing company to make more pass through after midnight. Possible to go with another towing company if they do not come through.
- Pool picnic area light working – shutting off correctly
- Graffiti removed from wall

Motion to approve: Sylvia 1st, Curt 2nd, Motion carried

Financial Report: Sylvia

- Looks great \$33000 (checking)
- We are within budget
- Delinquent \$1500 – two residents

Motion to approve: Gabe – 1st, Curt – 2nd, Motion carried

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

- 1 Insurance quotes
 - 1.a Nothing better than what we have
 - 1.b No change with insurance
- 2 Landscape proposals
 - 2.a Three proposals: Catalina (\$1320/mo with emergent spraying), Complete (\$1164/mo with irrigation minor repairs), Santa Rita (\$1434/mo with additional chemical charges), Northwest (\$1466/mo)

- 2.b Curt : Motion to go back to Complete and then cancel Northwest, Gabe – 2nd, Motion carried
- 3 Lights replacement
 - 3.a Mark Lawson unable to do the work.
 - 3.b Lorna got proposals – Journeyman provided estimate
 - 3.c Gabe: Motion to go with Journeyman Electrical proposal (\$1495 for replacement of 4 lights), Sylvia – 2nd, Motion carried.
- 4 New collection company?
 - 4.a Lorna: New company not really needed at this time, but should consider in future.
 - 4.b Joe: Would like to get some data on collection fees, etc. to get better historical context of problem to be ready when need to turnover delinquent accounts.
- 5 Sylvia will do second walk through for units not meeting upkeep and architectural requirements.

Old Business: None

New Business: None

Future meetings:

- 1 October 4, 2022 @ 6 pm – location pool area

Motion to adjourn Board meeting: Curt – 1st, Gabe – 2nd, Motion carried

Meeting adjourned at 6:33 pm.