

Ponderosa Townhomes Board Meeting 10/04/2022

Call to order: 6:00 pm

Attendance: Joe Taylor, Curt Wright, Gabe Bazurto, Sylvia Buchanan and Lorna De La Ossa – association manager along with 3 homeowners not members of the board.

Approval of Board Meeting Minutes: 08/09/2022

Motion to approve minutes of 08/09/2022: Sylvia 1<sup>st</sup>, Curt 2<sup>nd</sup>, motion carried

President's Report: (Joe Taylor)

- Lights were installed with one light on the mailbox light post installed in error.
- Large items being left by the dumpsters seem to under control, no issues currently.

Motion to approve: Sylvia 1<sup>st</sup>, Gabe 2<sup>nd</sup>, Motion carried

Financial Report: Sylvia

- Looks great \$36,000 (checking) and \$92,000 (savings)
- We are within budget
- Delinquent \$1600 with one homeowner having the majority.

Motion to approve: Curt – 1<sup>st</sup>, Gabe – 2<sup>nd</sup>, Motion carried

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

- 1 New lights were installed, but the light post on Scheibe getting left out. Per map from TEP they didn't show that light being our responsibility. TEP didn't install their light, so we are moving the light that was installed on the mailbox post to that light post. The cost is \$250 to install the light. Motion to approve: Sylvia – 1<sup>st</sup>, Curt – 2<sup>nd</sup>, motion carries.
- 2 Pool pump was repaired and the cost was cheaper than the original \$3000 that was proposed.
- 3 Pool Cleaning – the system is working out and everything is getting cleaned. Women's bathroom door knob was damaged by someone trying to break in, so the door knob had to be replaced.
- 4 Irrigation repairs with Complete
  - 4.a Proposal for \$403.65 - Motion to approve with the following conditions: Shrubs need to be capped, access the plants that have irrigation and Complete needs to provide a watering schedule Sylvia – 1<sup>st</sup>, Gabe – 2<sup>nd</sup>, motion has 3 to 1 vote with Curt abstaining.

5 Sylvia will do second walk through for units not meeting upkeep and architectural requirements.

Old Business: None

New Business:

1. New parking rules seem to be working with a lot less parking on the street overnight.
2. It was asked how information gets out to the community about important issues that are happening in the neighborhood. Options were suggested about putting flyers on the doors or join Nextdoor.
3. Bulletin board items are very old and it was asked how we could get those items updated. Lorna and Sylvia will work together to get updated items in the board for the residents.
4. It was asked if the board could get the parking lot re-stripped. Lorna will get proposals.

Future meetings:

- 1 January 10 at 5:00 pm and the annual meeting has been set for April 1 at 10:00 am – location pool area

Motion to adjourn Board meeting: Curt – 1<sup>st</sup>, Gabe – 2<sup>nd</sup>, Motion carried

Meeting adjourned at 6:40 pm.