

Ponderosa Townhomes Board Meeting 01/10/2023

Call to order: 5:12 pm

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

Approval of Board Meeting Minutes: 10/04/2022 - Motion to approve minutes - Curt 1st, Gabe 2nd, motion carried

President's Report: (Joe Taylor)

- Overnight parking seems to be under control and the stickers that we got from B & C towing are working.
- There are 1 or 2 units that have wet pavement from residents spraying their garages or driveways.
- The hole on Hadley has been filled by the construction company building to the east.

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

Financial Report: Joe

- Delinquents are about \$400 and the month to date income/expenses looks good.

Property Manager's Report: (Lorna De La Ossa) – None

ARC report: Sylvia - None

Old Business:

1. Parking lot striping – bids to paint strips are Alliance \$575.00 and Bates Paving \$385. Bates paving doesn't recommend just painting because it won't last. They recommend seal coating the parking lot first and then painting the strips. Gabe made the motion to approve the proposal from Bates in the amount of \$4396.00 to seal coat and paint the parking lot, Joe second the motion, with Curt abstaining. Lorna will contact Bates and to get the parking lot done.

New Business:

1. Irrigation – Complete set a proposal in the in amount of \$33,069.00 for a new irrigation system. Joe wanted Lorna to ask the follow questions: 1) What happens if we don't accept their proposal both in terms of risk to our current landscaping and our contract with them? 2) What would they recommend if we said, "We want to go without irrigation. What should we do to move to that? Lorna talked with Complete and not installing the new system won't affect their contract and Complete will do whatever the board wants them to do about the irrigation. Gabe motioned to have Complete remove the old clocks, Curt seconded the motion. Lorna will have the old clocks removed.
2. Budget for 2023 – 2024, looks good. Lorna will get proposals for the ramada/pump room roof to see if that is something that needs to be done next fiscal year.

Future meetings:

The annual meeting has been set for April 1 at 10:00 am – location pool area

Motion to adjourn Board meeting

Meeting adjourned at 5:45 pm.