

PHOA Annual Meeting 2023

April 1, 2023 @ 10 am

Meeting Place: Pool

Start time: 10:00 am

Board participants: Joe Taylor, Julie Wegner, Curt Wright, Gabe Bazarro, Sylvia Buchanan, Lorna De La Ossa (Property manager)

Residents in attendance: 14

Proof of meeting notice: by mail

Approval of Annual meeting minutes: 4/9/2022

Motion to approve: Sylvia

2nd: Elaine.

Motion carried.

President's Report

1. Non-TEP lights replaced and maintained
2. Overnight street parking was initiated during the summer of 2022. The towing company has been coming through with some regularity at night. Overall parking issues were reduced except in the last 10 days. Joe tagged three cars over the last 10 days. The towing company was called to increase their presence.
3. Townhome development on the northeast side of the complex: Pima County gave the developers permission to tie into Ponderosa's sewer system. The developer accidentally hit a water line during the sewer connection process. The water leak was fixed and paid for by the developer. In the future the development will only be allowed access to Ponderosa complex when work on the sewer is necessary. The development is a rental community, so if the property is sold, it will have to be sold as a whole, not as individual townhomes.
4. The suggestion to install spiked iron on the pool wall was researched and the board deemed it too expensive to move forward, so the suggestion was rejected.
5. The parking lot was sealed and striped.
6. The irrigation system: The new landscapers gave an estimate of \$33,000 to fix the irrigation system. The decision was made not to fix or replace the irrigation system. All the timers were removed.

Motion to approve President's report: Sylvia

2nd: Gabe and Curt

Motion carried

Treasurer's Report - Sylvia

1. Report is to end of February 2023
2. Budget appears to be aligned
3. Only one person was delinquent as of February 1, 2023
4. Currently there is approximately \$140,000 in the bank

Motion to approve Treasurer's report: Curt

2nd: Angela

Motion carried

Budget Report – Proposed budget for 2023-2024 - Lorna

1. Increases in budget
 - a. Postage and printing
 - b. Insurance
 - c. Real estate taxes
 - d. Tree trimming and removal added to budget (due to removal of irrigation system and potential for dying trees)
 - e. Pool service and maintenance
 - f. Electricity
 - g. Water
 - h. Trash – Republic's costs continue to increase and the service has decreased. Lorna is looking to switch to City of Tucson services for possible cost savings. The board will look into making this switch.
 - i. Roof replacement or coating will be required in 2023 – need board approval
2. Decreases in budget
 - a. Landscaper services

Discussion:

- Shari F. suggested that an increase in monthly fees due to the lack of wiggle room in the budget and that there is still insufficient funds in the Reserve Fund. A proposal of increasing monthly fees to \$160 or \$165 was made.
- Suggestion made to look at ways to save money.
- Suggestion made to putting money in an account with a better interest rate.
- Residents will be able to get the Reserve Fund Report on the PHOA website.

- Curt W. made a motion to raise monthly dues to \$165 – 2nd by Shari F. Motion carried

Board election results

1. 18 ballots were count (Dan Wygocki, Karen Graham, Luz Perez, Robert Huichen, Liz Durbin, Isabel Greene, Dalen Lizarragg, Beverly Pickering, Gates Bricero, Patty Bricero, Zandra Lindland, Bonnie Hitchcock, James Furry, Sharon Fradenburgh, Judy Tom (3 ballots), W.C. Wright).
2. Results:
 - a. Julie: 14 votes - reelected
 - b. Gabe: 13 votes - reelected
 - c. Curt: 12 votes - reelected
 - d. Karyn: 11 votes

Open Forum

1. Parking lot – question on the limited number parking spaces
 - a. Is there a limit to the number of cars a resident can use in the parking lot?
 - i. Answer: NO – the only guaranteed parking spots by residents are the two in their garage.
 - ii. The parking lot is a not a storage area for vehicles
 - iii. Issue that people are using their garages for storage, not cars – no resolution for this issue.
 - b. What happens when there are insufficient parking spots in the parking lot (example: during holidays)?
 - c. Suggested solutions:
 - i. Use the vacant lot on southwest side of the complex.
 1. Issue: this is private property, so there is potential for trespassing.
 - ii. Board to decide if on street parking be allowed during holidays
 - iii. Parking stickers for extra cars
2. Leaving “stuff” at mailboxes to give away – Is this something to allow?
 - a. Solution: provide bulletin board for these items
 - b. Solution: no ban

Motion to Adjourn: Sylvia

2nd: Karen

Meeting adjourned at 11:04 am