

## **PHOA Meeting November 14, 2023**

Meeting Place: Ponderosa Pool Ramada at 5:00 pm

Call to Order: 5:00 pm

Board participants: Joe Taylor, Julie Wegner, Curt Wright, Sylvia Buchanan, Gabe Bazarro & Lorna De La Ossa (Association manager), along with 6 members of the community not members of the board

**Approval of meeting minutes from July 25, 2023** - Motion to approve: Gabe, 2<sup>nd</sup>: Curt - Motion carried.

### **President's Report**

- a. Overnight parking has been going good with a couple cars getting towed. There has been a positive response about the no overnight parking.
- b. The parking spot that was a no parking area before the re-seal was questioned as to why the board made that decision and that it's against the bylaws about blocking an egress. Lorna will contact the fire department and review the bylaws.
- c. Glass was in the street by dumpster on Ponderosa – was cleaned up.
- d. Joe met with Rich from the new construction, and it will be rentals, but not a section 8 housing development.
- e. Gate, wall and parking issues along Hadley from new construction – discussion will be in new business.

Motion to approve President's report: Sylvia, 2<sup>nd</sup>: Gabe - Motion carried.

### **Treasurer's Report - Sylvia**

1. \$44,000 checking
2. \$113,000 savings
3. Within \$500 of budget and very close, nothing over budget
4. \$273 delinquent – majority are people that are still paying the old amount.

Motion to approve Treasurer's report: Curt, 2<sup>nd</sup>: Gabe - Motion carried.

### **Property Management Report – the report will be in old and new business.**

### **Committee Reports – inspections will be done again in March.**

It was mentioned that we should put a flyer out to see if homeowners would like to get involved in the ARC committee.

### **Old Business**

1. Move money to accounts with a higher interest rate - Lorna looked into other banks and found that Chase has the same rate as other banks and we wouldn't have to move banks.

Motion to move open a 6-month CD in the amount \$75,000 to Chase Bank: Julie, 2<sup>nd</sup> – Gabe – Motion carried.

2. It was asked about the trash service from the last meeting. Trash service will remain with Republic and the contract will be 3 years, ending in June 2026. They have reduced the amount by half of what they were charging in the past and with the new representative, we have been getting better service. Credits have been given for all the missed pick-ups in June and July.

### **New Business**

1. Tree by 277 & 283 E. Hadley – bids to remove the tree from Trees R Us - \$1060 with stump grinding \$440, Bartlett Tree – trim tree \$795 with a soil treatment of \$180. Discussion to keep the tree or remove, but the owner is complaining of tree debris landing on their roof. Judy asked if we could get a proposal from the company that removed the tree at 295 E. Ponderosa. Lorna will contact the representative for that home and get the company name.
2. East boundary – Rich from the new construction site will get chain link and fill in the gaps on the north and south side of the wall that will keep people from coming in the back of the community. The no parking signs need to be put back up and Lorna will ask them to put them back up or have our maintenance person do the work and they can reimburse the HOA.
3. There was discussion with Joe that there could be a slope change that could cause drainage issues on the east wall of 295 E. Hadley. Lorna will discuss with the developer.
4. Fence by Bamboo has gaps and Javalina are coming in through those gaps. Lorna will get bids to cover those gaps for the next meeting.

### **Next meeting dates:**

January 30 at 5:00 pm and the annual meeting will be March 23 @ 11:00 am both at the pool ramada.

Meeting adjourned at 6:00 pm