

PHOA Board Meeting September 24, 2024, at 234 E. Scheibe Way at 4:00 pm

Call to order: 4:01 PM

Roll call of the board: Gate Briseno, Curt Wright, Sylvia Buchanan, Julie Wegner – not present & Lorna De La Ossa (Association Manager) – 2 homeowners present not members of the board.

Approval of June 25, 2024, board meeting minutes – minutes were not read, but previously reviewed were approved unanimously.

President's Report – Pool ground drains have been replaced, picnic table has been repaired and repainted, pool bathrooms are getting cleaned and everything looks good at the pool.

Financial report – As of August 31, there is approximately \$37,000 in the checking, \$58,000 in savings and \$76,400 in the CD. We are still on budget and the delinquencies are very low. The financial report was approved unanimously.

Committee Reports

1. Parking lot – cars that had expired plates have been towed. One vehicle appears to be abandoned, but it has current plates.
 1. Street parking – no issues.
 2. ARC – nothing to report – walk through will be done when it gets cooler.

Old Business

1. Key to the bulletin board by pool gate has been successfully copied and a copy has been given to Karen Graham, so she can update the board.
2. Board member resigned and Gate has nominated Karen Graham to replace Karyn Furry as Vice President. The vote for Karen Graham was unanimously approved and she will take over Karyn's term.
3. Proposal for palms trees has been approved, just waiting for the work to be scheduled.
4. Pool drain repair – done
5. Rock distribution in bare areas – 3 tons at \$68 per ton of Desert Rose. It was approved unanimously that Gate would order the rock, and Vince would distribute it to common areas and then a notice will go out to the homeowners if they need rock for their front yards, that they can get some.
6. New bulletin board has been installed and Lorna will get extra keys made.

New Business

1. Recent crime & vandalism in the parking lot – vehicles in the parking lot were vandalized and owners in the community were notified of this issue. The board had an emergency meeting to discuss what could be done to monitor the problem. Gate and Patty Briseno have purchased 2 cameras and have installed them on their homes that face the parking lot. The total cost for the cameras was \$195.46. The cost of the annual monitoring fee is approximately \$108.00 and it was motioned that the HOA reimburse Gate and Patty for the annual fee for the monitoring it was approved 2 – 1.

Open Discussion

1. Karen Graham asked about the damaged utility box on the corner of Root and Halbert. Lorna will investigate the owner of the box to see about getting it replaced.
2. Corporate Transparency Act – a federal law that requires certain businesses to disclose information about their owners and control to the Financial Crimes Enforcement Network (FinCEN). The CTA was passed by Congress in 2021 as part of the National Defense Authorization Act. The law's goals include: Combating financial crimes: The CTA aims to prevent money laundering, terrorist financing, corruption, and tax fraud. Protecting national security: The CTA is intended to protect national security interests and interstate and foreign commerce. Improving law enforcement: The CTA helps law enforcement counter illicit activity. The CTA requires certain entities to file a Beneficial Ownership Information (BOI) report with FinCEN. These entities include corporations and limited

liability companies that are formed or registered to do business in the United States. The BOI report identifies individuals associated with the reporting company, such as those who exercise substantial control or own a significant percentage of the company. The CTA imposes civil and criminal penalties for violations of the reporting requirements. Civil penalties are \$591 per day of continued violation plus inflation, while criminal penalties can include a fine of up to \$10,000 and up to two years in prison. Lorna will get a picture of Gate's ID, so she can set everything up for Ponderosa Townhomes by December 31, 2024.

Future meetings:

December 10, 2024 @ 4 pm MST. Location: 234 Scheibe Way

Meeting adjourned at 4:58 pm