

## **PHOA Board Meeting 01132026 - DRAFT**

**January 13, 2026**

Meeting Place: Gaets Briseno townhome

Call to Order: 4:02 pm

Board participants: Gaets Briseno, Sylvia Buchanan, Jeremy Butler, Lorna De La Ossa (Property manager), Julie Wegner

Residents: Judy Toms, Karen Graham, Patty Briseno, Diane Savage

### **Approval of Board Minutes (10/21/25)**

- Motion to approve: Sylvia; 2<sup>nd</sup>: Jeremy. Unanimous approval

### **President's Report**

- President's report- A lot has been done and still a lot to do.

### **Financial Report – Sylvia**

- PHOA is in good financial shape
  - Checking: \$30,000 (approx.)
  - Savings: \$92,000
  - CD: \$80,000
- Delinquencies: \$651 – consists of late fees and a couple of owners past due.
- Motion to approve Financial report: Jeremy; 2<sup>nd</sup>: Gates

### **Committee reports – none**

- Parking – May need to get new person to monitor parking in parking lot
- Architectural - Walk through to take place in the spring. Lorna has spreadsheet of outstanding issues yet to be completed.

### **Old Business**

- Gate mentioned that we will need to get people to volunteer to be on the board and to help monitor parking issues.
  - Residents are encouraged to contact Lorna when there are parking issues. She will be able to call the tow truck.
  - It is okay to take pictures of offending cars.
- Ponderosa community street paving – 3 bids discussed
  - Lorna will arrange with two of the Alliance and Bates to meet with Gate and other residents to get additional information of area in need of immediate repair, repair process, and overall costs.
- Discussed requirements for changing bylaws. Reiterated that any change in bylaws requires a yes vote from 2/3 of the owners.

### **New Business**

- Light in pool – Gates shut the times down so it cannot be turned on in the pool area. Since the pool is closed until April 1, 2026 the bathrooms in the pool area have also been locked.
- River rock installation – Area is along Ponderosa and Root where there is currently no River Rock. Estimated amount for 85 ft. section is 6 tons of 3-8 inch rocks. Installation will cost \$200.
  - Sylvia moved to approve purchase and installation of river rock. Jeremy 2<sup>nd</sup>. Unanimous approval from board.
- Dead pine tree along Ponderosa – Lorna will get bids for removal.
- Review of proposed budget
  - Budget includes paving estimates
  - Lorna notes a sharp increase in water use (from 200K to 256K gal).
  - Lorna will send out email to owners to increase efforts to conserve water.
  - Pool issues: a new manager for E-Konomy pool inspected the pool and found some issues that need repair prior to re-opening the pool in April.
    - Missing pool cleaner channel drain grate – cost to replace: \$1102
    - Depth marker repair – cost to replace: \$1350
    - Deck repair around skimmers – cost \$1175
    - Tile cleaning – cost \$1000
    - Total cost: \$4600
    - Jeremy moved to accept pool repair proposal from E-Konomy minus the tile cleaning so the total cost would be \$3600. Julie 2<sup>nd</sup>. Unanimous approval of board.
- Schedule of annual meeting
  - Saturday, March 28, 2026 @ 11:00 AM. Location: pool area

#### **Open discussion**

- none

#### **Next meeting: Annual Meeting March 28**

Motion to adjourn meeting: Gate; 2<sup>nd</sup>: Julie. Unanimous approval

Meeting adjourned at 5:21 pm