

PHOA Board Meeting 102125

October 21, 2025

Meeting Place: Gaets Briseno townhome, Phone (Julie)

Call to Order: 3:56 pm

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

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

Approval of Board Minutes

- Motion to approve: Sylvia; 2nd: Jeremy. Unanimous approval

President's Report

- Gaets has finished all property repairs and issues on list. Vince was used for majority of repairs. All bills have been paid.
- Pool issues
 - Motion activated flood light has been installed in pool area to detect non-resident individuals sneaking into the pool. It is hoped that residents will call police if non-residents are in pool area.
 - Dillon (resident) installed the light for a cost of \$94 (cost of light)
 - Jeremy is maintaining pool bathrooms every week
 - Pool closes on November 1.
- Gaets fixed the fence on the at west side of Root Way. Still needs some gravel and river rock to complete repair
- Motion to approve President's report: Julie; 2nd: Sylvia

Financial Report – Sylvia

- PHOA is in good financial shape
 - Checking: \$27,700
 - Savings: \$85,877
 - CD: \$79,668
- Delinquencies: At this time residents are up-to-date on current maintenance fees. \$400 is still due to payments not yet being processed
- Motion to approve Financial report: Jeremy; 2nd: Julie.

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

- CD is continuing to be renewed by Lorna
- Chain link fence along empty lot west of the 271 Root Way
 - Gaets has fixed fence

New Business

- Cost/benefit of CD renewal:
 - Cost: Interest earned on CD is taxed by the IRS and AZ department of revenue due to PHOA being a non-profit
 - Cost: Accounting/ tax preparation
 - Total cost: \$1334.00
 - Benefit: interest earned = \$2000
 - Decision to continue with CD as making some money on savings.
- Ponderosa community street paving – will need to be done sooner vs. later
 - Discussed difference between seal coating (bandaid solution) vs. repaving (longer term and more expensive solution)
 - Discussed doing repaving in increments – starting with parts that need immediate retention (Entrance to Ponderosa and area between 270 and 271 Root Way. Need to ensure appropriate drainage of the streets.
 - Lorna will get quote on this section of streets needing repaving.
- Ponderosa Parking Lot – appears to be in need of repair. Consider seal coating parking lot again this year and repair worn down areas.

Open discussion

- Karen Graham – noted damage at area of garbage bins. Gaets will examine and determine needs.
- Diane Savage reported issue with homeless encampment in park. Called Park and Rec Department – no resolution, Called 311 – no resolution, Called 911 after 10 pm and the police came out to remove encampment. Lorna to provide number for Homeless Hotline (need to determine where to post these numbers):
 - <https://reportencampments.tucsonaz.gov/>
 - 520-791-2540
- Dillon (electrician who lives in Ponderosa community did an electrical check on all outlets in pool area and repaired as needed.
- Judy T: need to survey property lines for empty lot at NE corner of Limberlost and Stone. Lorna will get these property lines from city.

Next meeting: Tuesday, January 13, 2026 @ 4 pm at Gate's place

Motion to adjourn meeting: Sylvia; 2nd: Sylvia. Unanimous approval

Meeting adjourned at 16:45 pm

