

PHOA General Board Meeting 032826

March 28, 2026

Meeting Place: Community Pool

Call to Order: 11:20 AM

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

Residents: Karen Graham, Patty Briseno, Diane Savage, Angela Butler, Dan Wygocki

Approval of Board Minutes (01/13/2026)

- Motion to approve: Julie/2nd: Jeremy/Vote: unanimous approval

President's Report

- President's report: Accomplishments since last meeting
 - 2 trees removed 264 E Scheibe Way due to interference with sewer pipes
 - Pool repairs have been completed: drain upgraded, numbers re-done, deck repair around skimmers, tile cleaning.
 - The leak that caused the spike in December 2025 water bill was found and repaired.
 - Currently working towards completion of the river rock along Ponderosa. The rock will be bought (\$624.24) and installed (\$200, by Vince) in the near future.

Financial Report – Sylvia

- PHOA is in good financial shape
 - Checking: \$41132.90
 - Savings: \$93025.20
 - CD: \$80474.38
 - Total: \$214632.48
- Delinquencies: 11%, most get paid within three months with late fees
- Motion to approve Financial report: Jeremy; 2nd: Sylvia/Vote: Unanimous approval

Committee reports

- Architectural - Annual walk through to take place in the November.

Old Business

- Ponderosa community street paving proposal
 - Parking lot – micro-surface improvement: \$7788
 - Asphalt improvement of front entry and small lot: \$34,800

- Includes removal and replacement of failed areas
 - Seal coating will be required at 1 year
 - Discussion:
 - Agreed that both parking lot and front entry area require repair.
 - Judy Toms (not present) submitted suggested areas in need of improvement. Discussed and decided that areas noted in proposal above will be repaired.
 - Motion to accept proposals for repair of parking lot, front entry, and small lot as described above: Julie, Second: Jeremy/Vote: unanimous approval
- River Rock installation: see President's report above
- Pool repairs: See President's report above
 - Need to schedule pool inspection by Pima County Inspector
- Water usage:
 - One month bill for Nov/Dec 2025 = \$3151.98
 - Next water bill for Jan/Feb 2026 = \$2464.63
 - Leak found and fixed

New Business

- Tree removal by 264 E Scheibe Way – board approval via email. Completed removal and clean up.
- Pat Haidar (264 E Scheibe Way) – blamed trees for damage to sewer lines and asking HOA to pay for repairs at cost of \$1561.33.
 - Motion for PHOA to repair sewer damage: Jeremy, second: Sylvia/Vote: unanimous
- Pool Area/bathroom cleaning person – recommend to pay someone to clean and maintain pool area (including bathrooms) at a salary of \$150/mo for the 6 months that the pool is open.
 - Motion to approve paying person (Vince) to clean and maintain pool area at salary of \$150/mo when pool is open: Julie, second: Sylvia/Vote: unanimous approval
- Approval 2026-2027 Budget:
 - No comments or questions
 - Motion to approve 2026-2027 budget: Jeremy, Second: Julie/Vote: unanimous approval
- Board positions vote – Gates resigned from the Board/Diane to replace Gates for the rest of his term on the board.
 - President: Sylvia Buchanan
 - Vice President: Jeremy Butler
 - Treasurer: Diane Savage
 - Secretary: Julie Wegner
 - At large: Karen Graham
 - Motion to approve board positions: Gates, second: Jeremy/vote: unanimous

Open discussion: None

Schedule of next Board meeting: Tuesday, June 2, 2026 @ 4:00 PM. Location: pool 234 E Ponderosa.

Motion to adjourn meeting: Gate, second: Jeremy/ Vote: Unanimous approval

Meeting adjourned at 12:09 pm