

PHOA Board Meeting June 2, 2026

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Meeting Place: Gates Briseno townhome

Call to Order: 4:03 pm

Board participants: Sylvia Buchanan, Jeremy Butler, Karen Graham, Diane Savage, Lorna De La Ossa (Property manager - Phone), Julie Wegner (Phone)

Residents: Patty and Gate Briseno, Jessica Lujan, Dylan Tellez, Joe Scordato

Approval of Board Minutes (March 28, 2026)

- **Motion to approve March 2026 minutes: Diane Savage**
- Second: Karen Graham.
- Vote: Unanimous approval

President's Report – Sylvia

- President's report- Projects started – paving project for parking lot and front entrance. Project completed – river rock along fence line.

Financial Report – Diane

- As of May 31, 2026
 - Bank
 - Chase Checking: \$33682.81
 - Chase Savings: \$75442.62
 - CD: 80943.84
 - Total: \$190069.27
- Delinquencies: 9 homeowners
- *Motion to approve Financial report:*

Committee reports

- Architectural - Walk through to take place in November 2026. Anyone from Ponderosa community is welcome to participate. Date/Time: TBA

Old Business

- Ponderosa community street paving – Phase 1: parking lot and front entrance area.
 - Parking lot area (micro-seal) has been completed. In 8-10 months the area will need to be seal coated. Date: TBA.
 - Front entrance area: Complete repaving (removal of old blacktop with repaving) project will be started in June 2026. Date: TBA

- River rock project has been completed. Additional work was required beyond initial spreading of the rock. Gates paid Vince \$50 for the extra work.
 - **Motion to reimburse Gates for \$50: Sylvia**
 - Second: Karen
 - Vote: Unanimous approval
- Open discussion regarding paving project.
 - Background: In early 2026 Lorna received bids from three companies regarding a phase 1 repaving project (see meeting minutes from 10/24/25). After the January 2026 PHOA Board meeting Lorna arranged for two of the bidders, Alliance and Bates, to meet with Gates and other residents to get additional information of area in need of immediate repair, repair process, and overall costs. The bids were sent out to PHOA Board members for review.
 - At March 2026 meeting the board accepted Alliance proposal for pavement improvement of the Parking lot (micro-seal) and front entrance area (complete repaving).
 - After parking lot project completed a homeowner complained about the quality of the work done on the parking lot. Appears to have been miscommunication regarding the actual work to be done (micro-seal or complete repaving). This led to discontent within PHOA community. At this point the homeowner wanted to stop work on the front entrance part of the job (which had not yet started). At one point the homeowner had a contractor (not identified) out to evaluate the work so far completed. The homeowner did not inform the PHOA Board about this meeting and appeared to be representing the PHOA.
 - After discussion with other concerned homeowners regarding the nature of the work to be done and discussion between board members, the board decided to continue with the repaving job of the front entrance.
 - Summary: There appeared to be a miscommunication or misinterpretation of the work to be done in the parking lot and front entrance area. This led to significant pushback by one homeowner, perpetuation of miscommunication to other homeowners, and misrepresentation of PHOA Board to a contractor. Resolution of the miscommunications by the PHOA Board resulted in continuation of the work in June 2026.

New Business

- Trash around dumpster was reported
- Front entrance sign issue: Several homeowners complained about the front entrance sign that has rusted over time and is difficult to read. A majority of the PHOA board decided that the sign be repainted. The project will require removal of the sign, preparation of the sign for painting, painting the sign, and powder coat sign.
 - Action item: Lorna will get two bids by professional painters by the next meeting
- Vince will remove the “black pole” near the front entrance
- Gates has extra pool gate keys. Since he is no longer on the board, the keys will be given to Lorna for future distribution as needed. Recently Gates did provide two homeowners with keys at a price of \$50 per key. At this time Gates has \$50 in cash and a \$50 check. After discussion,

Gates will keep the \$50 in cash for reimbursement to river rock work and send the \$50 check to Lorna. Lorna will make the appropriate log entries to account for the money transfer.

- PHOA Board meeting frequency and time – Some of the homeowners indicated that a 4:00 pm start time was too early for them to make the meeting. It was suggested that the meeting time be moved to 6:00 pm. It was also suggested that the PHOA Board meetings be every two months so that meetings will not run over one hour. Both suggestions were approved by a majority of the PHOA Board.
- Discussion about the Community Board next to the mailboxes will be discussed at the next meeting.

Open discussion

- none

Next PHOA Board meeting: August 11, 2026 at 6:00 pm. Location: Gates' townhome.

Motion to adjourn meeting: Jeremy

Second: Diane

Vote: Unanimous

Meeting adjourned at 4:48 pm