

PHOA Board Meeting August 11, 2026

Meeting Place: Gates Briseno townhome

Call to Order: 6:02 pm

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

Residents: Patty and Gate Briseno, Jessica Lujan, Joe Scordato, Bonnie Hitchcock, Angela Butler

Approval of Board Minutes (June 2, 2026)

- **Motion to approve March 2026 minutes with corrections: Jeremy Butler**
- Second: Karen Graham.
- Vote: Unanimous approval

President's Report – Sylvia

- President's report- See below in old and new business

Financial Report – Diane

- As of July 31, 2026
 - Bank
 - Chase Checking: \$33891.49
 - Chase Savings: \$77303.72
 - CD: \$81479.60
- Delinquencies: Seven tenants totaling \$690.44
- **Motion to approve Financial report: Jeremy Butler**
 - Second: Julie Wegner
 - Vote: Unanimous approval

Committee reports

- Architectural - Walk through to take place in November 2026. Anyone from Ponderosa community is welcome to participate. Next meeting will solicit volunteers for the walk through. Date/Time: TBA

Old Business

- Front entrance repair and paving: Complete repaving (removal of old blacktop with repaving) project is scheduled to start on August 17, 2026. Homeowners affected have been notified.
 - Schedule of work: August 17 – removal of blacktop, August 18 – paving and placement of speed bump. Expected to be able to drive on road on August 19.

- Front entrance sign: Lorna has done some research. Three options: do nothing, paint sign, powder coat sign. Majority of the Board chose to Powder coat the sign which will involve sign removal, sand blasting, powder coating, and putting sign back up. Estimated cost: \$2000.
 - Now that Powder Coat option has been selected, Lorna will send out bids.
 - Board will still need to decide on color of sign. Once bids are in and input on best color schemes available – the board will need to decide on color. The process of color choice will likely be completed via email.
- Vince has remove the “black pole” near the front entrance

New Business

- Replacement of Community Board Bulletin Board
 - Current board is turned yellow and no longer waterproof.
 - Discussed new location of Community Board to pool wall on the north side of the mailboxes. Here it will be somewhat shaded and not in the direct east or west sun.
 - **Motion to order and purchase a new Community Board: Jeremy Butler**
 - Second: Diane Savage
 - Vote: Unanimous approval
- Homeless encampment on City Property north of the fence on the NW corner of Ponderosa Property.
 - Lorna filed an initial report on the encampment on July 13, 2026 via the City of Tucson Homeless Encampment Protocol. The report number is PRT260713_1310_51756. This encampment is near 238 E. Norma Lane, but it's on city property according to the maps at 4268 N. Stone.
 - Website for Homeless Encampment Protocol:
<https://www.tucsonaz.gov/Government/Office-of-the-City-Manager/Homeless-Encampment-Protocol-Reporting-Tool>
 - Lorna recommended that all residents of the PHOA file reports to demonstrate concern for the encampment. As well as contacting the City Council person representing Ward 3:
 - Kevin Dahl: 520-791-4711. Email: ward3@tucsonaz.gov
 - From the website there appears to be three tiers for the city to determine action.
- Jeremy Butler reported that the lights in the pool area are out and the outlets are not working.
 - Gates indicated that he would check it out and trouble shoot problem.

Open discussion

- none

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

Motion to adjourn meeting:

Second:

Vote:

Meeting adjourned at 6:59 pm

