PHOA Board Meeting November 11, 2026

Meeting Place: Gates Briseno townhome

Call to Order: 6:00 pm

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

Residents: Patty and Gates Briseno, Angela Butler, Dillon Tellez

Approval of Board Minutes (August 11, 2026)

- Motion to approve minutes: Sylvia
- Second: Jeremy
- Vote: unanimous approval

President's Report – Sylvia

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

Financial Report – Diane Savage

- As of October 31, 2026
  - Bank
    - Chase Checking: $13347.52
    - Chase Savings: $80095.34
    - CD: $81479.60
- **Motion to approve Financial report: Sylvia**
  - Second: Jeremy
  - Vote: Unanimous approval

Committee reports

- Architectural - Walk through to take place in January 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: Completed. Next year will seal coat
  - Found water leak during construction – Fixed.
- Front entrance sign:
  - Option one: remove - take to powder coat company - reinstall
    - Two bids for remove and reinstall: $350 (Rich), $150 (Turntech)
    - Bid for powder coating: $475
  - Option two: Prime and paint in place. Bid $325
  - Sylvia: Motion to accept Rich bid ($350) + Powder coating ($475) for redoing sign and numbers.
    - Second: Julie
    - Vote: unanimous approval

    - Diane: Motion to select Turquoise color for sign and numbers
- Replacement of Community Board Bulletin Board
    - Old bulletin board has been removed and a new bulletin board for outside use has been purchased.
    - Location:
        - Sylvia: Motion to move frame/bulletin board to a more shaded area by the mail boxes.
            - Second: Julie
            - Vote: unanimous approval
    - Work: Vince will do the work of relocating the bulletin board. Gates will supervise.
- Lights at pool follow-up and bathroom maintenance in Pool area
    - Dillon Tellez fixed breaker
    - Suggestion by Gates: shut off breaker so people cannot turn on lights when pool area is closed (November through March)
    - Continued caretaking of bathrooms in pool area.
        - Sylvia: motion to have bathrooms checked and stocked once per month by Vince at rate of $50/month.
            - Second: Jeremy
            - Vote: unanimous approval
- Homeless encampment on private property south of the complex.
    - Sylvia notified property owner and reported to the City of Tucson Homeless Encampment Protocol. Encampment has been removed.

Open discussion

- Diane Savage suggested that wrought iron gate at front entrance be repainted black.
    - Sylvia: Motion to hire Vince to paint wrought iron gate at front entrance.
        - Second: Jeremy
        - Vote: Unanimous approval

- Next PHOA Board meeting: January 11, 2027 at 6:00 pm. Location: Gates' townhome.
- Annual meeting: Saturday, March 20, 2027 at 10:00 am. Location: Pool

Meeting adjourned at 7:06 pm