

ANNUAL MEETING of the PONDEROSA ESTATES HOMEOWNERS ASSOCIATION

January 21, 2023 11:00 AM

Attendees: Joel Taylor, Leslie Houge, Eric Brooks, Brad Doll, & Eve Austin

Community Members: Scott, and Amanda Garl, Angela Clute, Galaxy S9+ (Terry), Erik & Jana Olsen), & Linda Staples

11:00 am Meeting called to order after participants joined the Zoom meeting

AGENDA

- Open meeting/ Flag Salute/Pledge of Allegiance
- Welcome – Introduction of existing board members
- Reviewed and discussed minutes of the 2022 annual meeting and September 2022
 - Brad reviewed the notes (of the previous year's events previously approved)
 - October 17th, 2022 Meetings Meet Minutes reviewed and approved
- Treasurer's report and Proposed budget for 2023
 - Four reports were reviewed and discussed, including annual expenditures and current balances, and the board approved them (September, October, November, & December).
 - Leslie requested the savings account balance, roughly \$13,000 still in place.
 - Reviewed 2022 budget and reviewed proposed budget 2023 approved.
 - Clarification on the \$3200 landscaping dues (already paid and budget is in the "black"), the budget may shift, requiring the need to transfer from savings with projected numbers. Variables include unpaid dues and properties being sold.
 - Proposed \$100 to \$120 dues from community members (Linda Staples and Angela Clute); however, the dues would only increase the following year.
 - Processing fee budget increase due to processing fee in 2022 exceeding the previous budget. Update the statement to include checks as the preferred method with a potential reduction of costs.
- Old Business
 - 2022 neighborhood happenings
 - Park Equipment Installation and Park Clearing
- New Business
 - Community-building Activities
 - Austin's (Chris and Eve) to support the Annual Picnic Event
 - Annual Dues Increase
 - Proposed dues increase 2024 (invoices go out Nov/Dec 2023): \$100-125
 - Neighborhood clean-up day
 - 9:00 am April 29th Clean Up Date scheduled.
 - Postponed discussion: Addition of lighting, request to review at next HOA meeting.
 - Postponed discussion: Speed bump/traffic study advocacy (Facebook) review in February (107th, 108th), County Study request pending further discussion of the best location.
- Election of new Board of Directors
 - Nominations for Board of Directors: Joel Taylor, Brad Doll, Jara Olson, Desiree Haselwood, Leslie Hough
 - Existing Members: Eric Brooks,, and Eve Austin
 - Send votes to vp@ponderosaestates.org, by 5 pm
- Volunteers to be Members at Large
- Any other neighborhood business or news
 - Noise concerns are to be addressed offline via email

- Car clean-up to be reviewed in February (Jara Olson to provide contact to support)
- Park Signage/Address to support safety needs
- Assess three homes of concern, including the property of concern: house at 20400 block 108th St. E
 - Per a report from members, it has turned into a “crack house.”
 - Members believe water and power have been shut off at house at 20400 block 108th St. E.
 - Request for reports (cleanliness, code enforcement, pets being abandoned, abandoned vehicles)
- 12:16 pm: Meeting adjourned
- Next Meeting: February 20th, 2023, at 7:00 pm via Zoom conference call