

**PONDEROSA PROPERTY OWNER'S ASSOCIATION MEETING
MINUTES, NOVEMBER 24, 2007**

Board Members Present: Richard Thomas, Jim Rupert, Bill Hurley, Bill Dolmovic, Bill Benton, John Kracik, Sharyn Flavin

PPOA Members Present: Barbara Dolmovic, Cheri Benton, Alvie Kracik, Dale Doty, Barbara Arnold, Sharon Thomas, Sharon and Al Oderman, Dena and Gary Graves

Minutes from last meeting Sept were approved. Current and future minutes will be posted on website communication board at: <http://www.ponderosa.com/pondo>

Treasurers Report: Budget was presented by John, motion to approve and accepted. Pending purchase of Satellite phone, Defibrillator.

I. Committee Reports:

1. Sunshine Committee:

A. No new report

2. Social Committee

A. 4pm for the Thanksgiving day dinner party at the Bentons.

3. Membership Committee

A. ~50% are in. John will resend for those who have not yet paid, but have joined in the past. Using the directory as an incentive.

B. PPOA membership drive and pictorial, with a list of accomplishments will be taken on by Sharon T, Bill D & Susan W

4. Fire Safety

A. The UTA has formed a MTN safety council. Ty Heines is the chairman, he will be asking for volunteers from each community

B. Chipper program is in development

5. FIRE BRIGADE:

A. Cheri and Barb Arnold furnished food for those who completed CPR and training by Capt Adams, another session due in January,

B. Capt Adams also procured ~25ft hose and clothing.

C. We now have approx 20 members 2 tiered: firefighters and support members. Chief Green will be the Brigade Capt.

6. Newsletter

A. Asked Susan to incorporate chimney fires into next mailing.

B. Need to increase advertisements; John will speak with the other communities. Barbara A will ask local businesses.

C. New directory will be done in January by Betty K

7. Roads/Streets/Signs

A. Speed limit is identified by the county is 25, we need to slow car travel down in the community. Sharon T will pursue SLOW signs

II. Old Business

1. **Mailboxes:** presented by Bill D. \$485 for 10 lg boxes or \$375 for 15 small boxes.

- a. 1/3 of box holders are none PPOA members. Ideas include that PPOA members boxes are free, non PPOA a \$30 charge for a small box, \$90 for large box
- b. Areas to consider: box configuration, cost, letters to box users (bring back sample), priority structure.

2. Emergency Preparedness Committee:

- a. AED and satellite phone will move forward
- b. Channel 4 was designated as the emergency response channel on walkie/talkies. Rich will clarify with Margaret.

III. New Business

1. CC & R's

- A. Concerns over non mountain type structures was expressed.
 - B. Bylaws include an architectural committee to be in place.
 - C. Enforceability is in question, as well as expiration of bylaws and ability to renew.
 - D. The purpose of the architectural review board was to preserve the mountain feeling in the development and prevent trailers from being parked thru out the community.
 - E. Bill Hurley agreed to help sort out renewing.
 - F. Rich will review previous minutes and actions
- 3. Right of Entry Agreement:** Is a 'hold harmless' clause for the fire brigade should damage (water) occur from fire suppression. This will go out to all property owners. Areas under scrutiny include 10year vs infinite term limit. A do not enter structure clause may be included.
- 4. Hose Drying / Siren Tower:** Pictures were brought, design with a pulley system by Bill H. Testing still needs to occur to determine the height needed for sound projection. Liability is yet to be determined, permission must be obtained from the PCSD. A committee of Bill H, Bill D and John K will investigate. Motion to move forward as investigational was approved.

Next PPOA meeting dates:

February 16th meeting with the next day Sunday (17th) as Snow day.

Memorial Day : Chili cookoff with meeting Sunday 5/25

July 4th Saturday (7/5) for Picnic and meeting

Labor Day 10/1, meeting (9/30) Saturday. Stargazing , BBQ and hike
Planned. Possible fire brigade BBQ fundraiser

November 29th Thanksgiving party and PPOA meeting

Also discussed was Sunday 9 or 10 am meetings vs 4pm Saturday for social
Plan should include Memorial Day nominations and July elections

The meeting was adjourned with no further business.
Minutes submitted by Sharyn Flavin.