

**PONDEROSA PROPERTY OWNER'S ASSOCIATION MEETING
MINUTES, FEBRUARY 16, 2008**

Board Members Present: Bill Dolmovic, Bill Benton, John Kracik, Sharyn Flavin

PPOA Members Present: None

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

Treasurers Report: \$2610 received from member dues. Only 60 people have submitted, normally between 120-180. Only change was NEB had done billing in the past. Budget was presented by John, motion to approve and accepted.

I. Committee Reports:

1. Sunshine Committee:

A. Betty K needed hip surgery

2. Social Committee

A. Need an early summer/late spring fundraiser with fire drill. Bill will talk to Cheri.

3. Membership Committee

A. PPOA membership drive and pictorial, Susan W is asking for pictures.

4. Fire Safety

A. The Mountain Safety Council cannot be under the UTA.

B. Plan is to develop a CERT team.

C. Chipper program is in development, Capt Adams is spearheading.

D. Urban Interface Project: Plan is clear a ring around Pondo for fire suppression, clearing of Snags (dead trees). PPOA would like a map of designated areas for clearing for the membership (Susan W may have?)

5. FIRE BRIGADE:

A. Tomorrow at 2pm is fire brigade team meeting: rescue training and scenario is planned.

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

6. Newsletter

A. Susan to incorporate chimney fires into next mailing.

B. Incorporate the Urban Interface Project in the next mailing as well.

C. John provided Betty with the new directory information, may be done soon.

7. Roads/Streets/Signs

A. Pending SLOW signs Sharon T will pursue.

II. Old Business

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

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 purchased, in the light engine.
- b. Problem with Satellite phone: the satellites are moving so we may not get a signal depending on their location, put on hold pending more investigation.
- c. Channel 4 was designated as the emergency response channel on walkie/talkies. Rich will clarify with Margaret.

III. New Business

1. CC & R's: DEFFERED

- 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. Pending legal review.

4. Hose Drying / Siren Tower:

- a. Bill D will get the supplies at cost. Bill D / H will incur any extra cost.
- b. Pending PCSD approval for structure placement. Bill D / H may are interested in placing on their property if not approved.
- c. Pending siren(s) test, probably 2 sites needed.
- d. Bill B would like this to be a priority item.
- e. 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:

Memorial Day : Chili cookoff Sunday 5/25. Saturday meeting at 4pm.

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

Minutes submitted by Sharyn Flavin.