

**PONDEROSA PROPERTY OWNER'S ASSOCIATION MEETING
MINUTES, SEPTEMBER 1, 2008**

Board Members Present: Rich Thomas, Bill Benton, John Kracik, Jim Rupert and Sharyn Flavin

PPOA Members Present: Karen and Paul Cohen, Barbie Dolmovic, Susan Wooden, Sandra Duffy.

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

Treasurers Report: Year end budget was presented by John, motion to approve and accepted.

I. Committee Reports:

1. Sunshine Committee:

A. No new report

2. Social Committee

A. Labor Day BBQ/Fundraiser was a success. Estimated ~ \$2200 from BBQ and raffle. Thanks to the organizers, great job again!

B. Father Royer did another fabulous job with the stargazing on Sat.

2. Membership Committee

A. Barbara D has agreed to call those members who have overpaid to assess if refund is desired or donation of overpayment amt.

3. Fire Safety

A. Camp Nelson / Windy Gap road has had a landslide of large boulders. The Forest service has designated the area as an archeological concern, hampering any boulder removal to clear road/escape route. A letter of concern will be written emphasizing the importance of alternate escape route in case of emergency up on the mountain.

4. Fire Brigade:

A. Scheduled sessions are 9/6 & 21. Next Saturday all are invited to participate in training.

B. We were promised a portable pump unit and generator donation for use in Pondo.

C. The reverse 911 system will not be evoked for emergencies due to cost. Instead we will have a 'CallEmAll' message sent to all fire brigade members, this will be recorded by Fire Capt, this is the same as the system at Sequoia Crest, and is still under development.

D. Kent Lowry is looking into parts for second siren to be up on Summit Drive.

E. Light engine fire truck requires a pressure valve for the pump system, the designated fire approved valve is \$2000, John is looking for equivalent at a more reasonable cost.

5. Newsletter

A. No new concerns

6. Roads/Streets/Signs

- A. No new report. Paul Cohen will make an assessment of the bolts/nuts needed and purchase.

II. Old Business

1. Mailboxes

A. Estimated annual cost is \$1000/yr in insurance/electricity. Currently it is a one time cost of \$15 to obtain a mailbox, which is the cost of the lock/keys. Currently 15 empty, 2 deceased members have boxes.

B. Members have proposed \$5 annual fee for PPOA and non PPOA fee to be \$40. Options of getting box in Springville or Camp Nelson if oppose to fee.

2. Emergency Preparedness Committee:

- a. Channel which was designated as the emergency response channel on walkie/talkies is still unclear. Rich will clarify with Margaret.

3. Hose Drying / Siren Tower:

- a. Hose drying tower cannot be a siren tower due to insurance limitations.. Bill D will take this to the PCSD for approval

III. New Business

1 Water Costs:

A. We did not get the grant we requested, our water quality is too good, cost of writing grant was \$5000. The estimated cost of upgrading the water system is ~2.3 million dollars, options of taking out a 3% loan for upgrade or passing on to PPOA property owners an assessment of between \$300-1200/yr if the PCSD proceeds. The PCSD is running close to a budget deficit.

2. CC & R's:

- A. Rich is working on this, it is a work in progress, he will continue his research and report back.

3. Right of Entry Agreement:

A. Sandra Duffy will be the point person for the right of entry letters. She will scan the letters and save on CD, to be saved in a safe deposit box. Locally a spread sheet will be available. Mapping of ROA properties will be mapped as well.

4. Response Area for the Light Engine: Still being investigated, John will report back.

5. Snow Removal Contract: Two contractors placed bids for the snow removal in Ponderosa : one lives in Sequoia Crest, second is Bill D who was awarded the contract, he plans on purchasing a fourth snow blower.

6. Concerns over debris on lots; such as building materials spreading to adjacent building lots/sites and snowmobiles was brought up for discussion.

7. Elections: There were no new interested parties for the PPOA offices. There for members will continue in their current roles.

Next PPOA meeting dates:

Thanksgiving: November 29th @ 9am. Thanksgiving party and PPOA meeting
Minutes submitted by Sharyn Flavin