

Ponderosa Ranch Homeowners Association, Inc

Annual Meeting Minutes

November 27, 2018

Meeting began at 6:17 pm.

Meeting Minutes approved at
the November 20, 2019 Annual
Meeting

Introduction of the Board of Directors:

Board Member: Nic Spatafore [absent]
Board Member: Lori Love
Board Member: Steven White [absent]

Members present: Lori Love; 1 proxy was received.

Introduction of Heritage Property Management team:

David Caldwell & Elizabeth Marvin

2017 Minutes were approved with the correction of the date at the top. M/S/C [Approved minutes will be posted to website.]

Old/Unfinished Business:

- Discussion on Lot 5 in Ponderosa Ranch.
 - According to the attorney who represents the current owner (fire department) the CC&R's for Ponderosa Ranch HOA will need to be amended to specifically exclude this Lot.
 - The owner of this Lot has never paid HOA dues as it was never considered part of the HOA. Board asked that HPM look into possibly charging back dues on this Lot.
 - Any expenditures on the part of the HOA regarding this Lot should be paid by the fire department.
 - Plat map shows Lot 5, however does not reference it specifically.
 - HPM could draft an amendment to the CC&R to exclude Lot 5. It would also be the time to put any limitations on what the use of the property could be.
 - HOA will need to have an attorney review to make sure that the HOA's best interests are taken into account.

New Business:

- 9 policies required by CCIOA- HPM has drafted the missing policies which will need to be signed by the Board President.
- Send out "welcome letter" to all new homeowners after the Board has approved it
- HPM will gather landscape bids to include optional items like the walking path for the 2019 growing season.

Presentation of 2019 proposed budget.

- Discussion on how to bring homeowners current on their HOA dues.

- The expenses exceed the income- How does the HOA plan to pay for this deficit?
- The HOA may need to increase dues in the next few years as expenses increase.
- Discussion on some money saving options such as having volunteers clean up the walking path, etc.
- Proposed budget approved as written M/S/C [Approved budget will be posted on website].

Nomination of Board Members:

- Nic's term is through 2020
- Lori's term is through 2019
- Steven replaced Bobbi for the remainder of a 1-year term. With staggered terms Steven will be reelected for a 3-year term (through 2021)
- Motion to accept the slate of directors as presented. M/S/C

The meeting adjourned at 7:17 pm

Minutes taken by
Elizabeth Marvin
Heritage Property Management