

Minutes were approved as written at Nov 16, 2016 annual meeting.

11/18/15

PONDEROSA RANCH HOMEOWNER'S ASSOCIATION
MINUTES OF MEETING OF 11/18/15

The meeting was called to order by Vice-President Laura Arebalos at 7:15pm.

PREVIOUS MINUTES: Motion to approve Minutes of Meeting of 5/30/15 made by Deserae Jones, seconded by Lori Love and approved by Vice President Laura Arebalos.

Deserae Jones read the Financial Statements

New neighbors at 260 Evergreen Ct. are Will and Shirley Barnes. They moved in during the month of September.

NEW BUSINESS: When a HOA Management company is hired a letter to the homeowners who are behind in their dues will be sent with a copy of their current statement of dues to let them know the HOA Management Company will have the authority to take them to Court or use whatever means to collect any dues owed to the HOA. These actions can include garnishments of wages. The HOA strongly urges the homeowners to bring their dues up to date before the Management company is hired.

Renee and Rob's house at 251 Evergreen Ct. has sold.

Jeremy has blown out the park sprinklers.

Deserae and Lori went to Wells Fargo and put Lori on the account.

Laura has 1 year left on the Board of Directors, Lori has 2 years left. The seat that was held by Rhea is available to be filled. As Rhea has moved she can no longer be on the Board of Directors for Ponderosa Ranch HOA.

Laura motioned for Deserae Jones to replace Rhea's seat for one year, Lori seconded the motion, approved and carried.

Board members are: Laura Arebalos as Vice President; Lori Love as Secretary and Deserae Jones as Treasurer.

Laura and Lori are in favor of hiring a HOA Management Company and previously Jim Miller, Elias, Yoly and Jeremy Jones have also mentioned they are in favor of hiring a Management Company. Deserae Jones will speak to Christy regarding the cost of management of the Ponderosa HOA.

HOA dues will not change for the year 2016. However, dues may be increased at a minimum of \$25.00 in 2017 to accommodate the cost of hiring a HOA Management Company.

Laura asked about installing a board for notices for the residents by the Postal Boxes to post notices regarding the Ponderosa Subdivision and Deserae said the HOA would have to petition the City of Montrose for those changes.

Next meeting to be determined upon the hiring of a HOA Management Company.

Laura motioned the meeting adjourned at 8:15 pm, Deserae seconded the Motion; approved and carried.