

Ponderosa Ranch Homeowners Association, Inc

Budget Meeting Minutes

March 6, 2020

Meeting began at 6:05 pm.

Introduction of the Board of Directors:

Board Member: Staycee Dieter
Board Member: Lori Love [proxy to Staycee]
Board Member: Steven White [absent - Property set to sell on March 27th]

Members present: Eric & Staycee Dieter, Javier & Carrie Esparza, Elizabeth Dicamillo and Ken & Mary Hodson. (2 proxies received)

Introduction of Heritage Property Management team:

Elizabeth Marvin

Presentation of 2020 proposed budget.

- Discussion on landscaping costs
 - Question if the HOA has compared bids from other landscape companies - The Board has reviewed bids from several companies over the past several years and consistently selected the most cost effective bid provided.
 - Comment that owners could volunteer to take care of some of these items such as trash removal from the park, community cleanup, etc.
- Comment that the HOA dues have been increasing steadily over the past several years - The records that HPM has on file for the HOA reflect that the dues were \$150 until 2017 when they were increased to \$175. The Board feels that it is necessary to increase HOA dues at this time to continue to maintain the responsibilities of the HOA.
- The Board has reviewed the budget specifically focusing on both Landscaping and Management fees. The Board feels that the management company is necessary and all seem to have similar fees.
- Comment that there is an issue with mail service in the area. It seems to be handled by a different postman almost daily. Owners were advised to contact the postal service to report these concerns. Suggestion that email or social media be used as a more effective form of communication. The Board will work with owners to gather as many email addresses as possible and also start a Facebook group for those that are interested.
- The HOA currently has 3 delinquent homeowners.
- Comment that the property tax in the area has also just increased.
- It was suggested that a neighborhood block party be held in the park to try to increase owner participation.
- Comment that the HOA has had little participation over the past several years. The only consistent Board Member has been Lori Love.
- Motion to appoint Elizabeth Dicamillo and Ken Hodson to the Board, as there are currently vacancies. M/S/C with none opposed.
- The billing of the dues increase could be held off for a few months and payment options will be available if necessary.

- Comment that the area needs to be maintained to prevent the area from becoming welcoming to those who may vandalize the area or commit other crimes. The HOA may want to look into the neighborhood watch program in the area and/or put up signs.
- The mailbox area is reported to look quite unkempt. This area is located on property adjacent to the HOA.
- In years past the HOA has reportedly been more strict about yard maintenance and other items. The HOA is responsible to maintain the property values within the subdivision.
- A Facebook group may help create community.
- HPM will remove all late fees due to the issues with the mail.
- HPM will provide an owner list to the Board to assist in gathering updated email addresses. The list will indicate which properties are currently utilized as rental vs owner occupied.
- Discussion on the procedure to pass the budget. According to both Colorado State Law as well as the HOA's governing documents unless the budget proposed by the Board is vetoed by the members in attendance at this meeting the budget is approved. No veto of the budget was heard at this meeting. The notice of the increased HOA dues will be sent out in May and due by June 15th.
- It was brought up that there was some discussion several years ago about the HOA purchasing a riding lawn mower and having owners volunteer to maintain the park area. It may be located in the shed at the park. The Board will look into this and let HPM know how to proceed regarding the landscaping contract for the 2020 season.

The meeting adjourned at 7:07 pm

Minutes taken by
Elizabeth Marvin
Heritage Property Management