

# Ponderosa Ranch Homeowners Association, Inc

## Annual Meeting Minutes

November 20, 2019

Meeting Minutes approved at the  
January 13, 2021 Annual Meeting.

Meeting began at 6:04 pm.

### Introduction of the Board of Directors:

Board Member: Nic Spatafore [sold property - resigned]  
Board Member: Lori Love  
Board Member: Steven White [absent]

Members present: Lori Love and Eric & Staycee Dieter.

### Introduction of Heritage Property Management team:

Elizabeth Marvin

2018 Minutes were approved as written. M/S/C [Approved minutes will be posted to website.]

### Old/Unfinished Business:

- Lot 5 - this issue was resolved by a letter stating that this lot was never part of the HOA. This seemed to satisfy all involved parties.
- The 9 policies required by CCIOA (Colorado law) will be resent to the Board for review and signature.

### New Business:

- Discussion on the HOA's insurance coverage
  - The current policy includes some property coverage which may be unnecessary
  - Directors & Officers coverage should be added
  - Crime & Fidelity coverage should be added.
  - Staycee (who is an American Family Insurance agent at the office that currently holds the HOA's policies) will provide suggestions to be reviewed by the Board.
- Concerns about the playground equipment
  - Some of the equipment has been vandalized and it a hazard as well as a liability for the HOA.
  - The broken pieces will need to be removed and replaced
  - It appears this equipment was vandalized by kids who live in the neighborhood.
  - Options to address the issue would be to speak directly with the parents, contact the police or have letters send by HPM on behalf of the HOA.
- The trash cans in the park are overflowing. This may be able to be added to the landscaping contract or owners can volunteer to empty them.
- HPM will contact the current landscaper Green & Bearit for an updated landscaping proposal.

### Presentation of 2020 proposed budget.

- The HOA has been functioning at a deficit for the past few years. Suggestion that the HOA dues should be closer to \$300 to help the HOA self insure some items as needed and build assets.
- In order for the 2020 budget to balance the HOA dues will need to be increased to \$225.

- Suggestion that some of the maintenance be addressed by owner volunteers. There has been little participation in the past.
- Concern about the management fees was voiced.
- The budget will be reworked to reflect a proposed dues increase to \$250 per property for 2020. A new budget will be sent out to the owners along with a meeting notice for a budget meeting to discuss and approve the new budget.

Nomination of Board Members:

- Steven's term is through 2021.
- Lori is willing to serve another 2 year term.
- Staycee self nominated to serve a 3 year term.
- All in favor of the slate of directors as presented, none opposed.

The meeting adjourned at 6:56 pm

Minutes taken by  
Elizabeth Marvin  
Heritage Property Management