

Ponderosa Ranch Homeowners Association, Inc

Annual Meeting Minutes

November 21, 2016

Meeting began at 6:05 pm.

Introduction of the Board of Directors:

Vice President : Laura Arebolas [resigned 10/05/17]
Secretary: Lori Love

Members present: Bobbi Rouse, Dani Gore; 3 proxies were received.

Introduction of Heritage Property Management team:

David Caldwell & Hilary Schwartz

2016 Minutes were approved as written. M/S/C [Approved minutes will be posted to website.]

Old/Unfinished Business:

- Discussion ensued on homeowners who are delinquent with HOA dues.
 - Currently there are 4 homeowners who are delinquent on their HOA dues. HPM reported they are in the process of trying to collect delinquent HOA dues from these homeowners per Ponderosa Ranch's Collection policy.
- Landscaping issues were discussed.
 - Members reported they were happy with the services Alpine Lawns provided in 2017, especially with the park & playground.
 - Members asked if Alpine Lawns would provide snow removal around mailboxes and behind houses on the walking path.
 - HPM will contact Alpine Lawns to confirm they will remove snow around the mailboxes and behind houses on the walking path.

New Business:

- Enforcement for violations of CC&Rs was discussed.
 - HPM encourages neighbor-to-neighbor communication to try and resolve issues before any other action is taken.
 - HPM will take reports of violations [preferably in writing--via e-mail is best] from Board members as well as individual homeowners. The reporting party remains anonymous to the violator.
 - HPM will send letters to owners--not to renters/tenants--requesting correction and give a timeline to come into compliance. If the initial letter does not bring results, the owners may be fined and those charges added to their ledger. Owners are

responsible for ensuring tenants/renters understand and comply with all CC&Rs and Rules & Regulations.

- Discussion ensued about establishing a fine schedule. Lori stated she remembers seeing a fine schedule in her documents and will look for it and present it to the Board.
- Discussion ensued on Lot 5 in Ponderosa Ranch.
 - HPM was contacted by J. David Reed, P.C. with J. David Reed Attorney at Law in regards to Lot 5 in Ponderosa Ranch. Mr. Reed states Lot 5 was conveyed to Montrose Fire Protection District (MFPD) in December 2002. Mr. Reed requested Ponderosa Ranch remove Lot 5 from the Covenants, so the local title company would issue a title commitment.
 - Lori stated she believes Lots 1-5 were commercial lots that the developer, Matt Miles, still had control over.
 - The new Board will look into this matter further.
- Bobbi will put together a newsletter that will address hot topics. This will be sent to owners along with 2018 statements.

Presentation of 2018 proposed budget.

- Discussion ensued regarding landscape maintenance.
 - The cost of landscape maintenance with Alpine Lawns was higher than anticipated. It was determined this area of the budget needed to be readjusted. The Board will work on determining what items need to be adjusted.
 - HPM will get bids/estimates from Alpine Lawns and several local companies for the 2018 season and present to the Board for their decision.
- Proposed budget approved with the understanding a new landscape contract that is more cost effective would be obtained. M/S/C [Approved budget will be posted on website].

Nomination of Board Members:

- Laura resigned due to moving. Thank you for your efforts this past year!!
- Lori's term is up at this time, but she is willing to continue on the Board for another term.
- Nominations from the floor were opened.
 - Bobbi Rouse and Nic Spatafore [via phone message] self-nominated
- Motion to accept the slate of directors as presented. M/S/C
- Per the Bylaws the Board Members will serve the following terms:
 - Nic Spatafore – 3 years
 - Lori Love – 2 years
 - Bobbi Rouse – 1 year

The meeting adjourned at 7:33pm

Minutes taken by
Hilary Schwartz

Heritage Property Management