

Ponderosa Ranch Homeowners Association, Inc

2020 Annual Meeting Minutes

January 13, 2021

Meeting began at 6:04 pm.

Introduction of the Board of Directors:

Board Member: Staycee Dieter

Board Member: Lori Love

Board Member: Ken Hodson (absent)

Board Member: Elizabeth Dicamillo

Members present: Staycee Dieter, Elizabeth Dicamillo, Carrie Esparza, Jordan Yates, Lori Love and Jaclyn Musselman.

Introduction of Heritage Property Management team:

David Caldwell and Elizabeth Blevins

2019 Minutes were approved as written. M/S/C [Approved minutes will be posted to webpage.]

Old/Unfinished Business:

- Recommendation that the HOA add Directors & Officers as well as Crime & Fidelity coverage to the HOA's current insurance policy.
 - D& O will be an additional \$125/year
 - Crime and Fidelity will be an additional \$100/year for \$5,000 in coverage with a \$500 deductible.
 - Current policy only includes property coverage.
 - Motion to add the D&O and Crime & Fidelity to HOA's coverage/Second/All in favor with none opposed.
 - HPM will work with insurance company to have this coverage added.
- The riding lawn mower has been repaired and one of the owners (Carrie Esparza and her son Javier) has been taking care of the mowing.
- Request that HPM resend the drafts of the 9 required policies to be reviewed by the Board. It is important that the HOA have these policies in place as they are required by state law.

New Business:

- Basketball hoop at playground has fallen over and needs to be repaired/replaced. HOA will get an estimate to repair if possible. New hoops range from \$300 to \$500. HPM can assist with payment and ordering the new hoop if necessary.
- Playground equipment has been vandalized, not sure where replacement parts could be located. Currently the HOA needs a "bubble"
- A brand would be helpful - Lori and Staycee will look into this further.
- The equipment was originally purchased by the HOA from a daycare center that was going out of business.
- The trash cans at the park have been addressed and are being emptied by owners.

- Motion to continue with the same landscaping as last year - Green and Bearit taking care of the Fall/Spring fertilization, irrigation startup and winterization and snow removal/Second/All in favor/none opposed.
- Thank you to Carrie and Javier for their help with the mowing this past year!
- There is a Facebook group for the HOA - not very many members have joined. HPM will send out a letter with the Facebook group information and post it on the webpage.
- Recommendation that the HOA create a reserve account to save for larger expenses such as the playground equipment replacement. Karen (bookkeeper from HPM) will be in touch with the Board to work on this process.

Presentation of 2021 proposed budget.

- Landscape on contract lowered to \$400
- Landscape off contract lowered to \$200
- Insurance increased to \$660
- Add a line for Reserve contribution at \$1000
- Motion to approve the budget with the changes discussed/Second/All in favor with none opposed.
- Approved budget will be sent to the Board and posted to the webpage.

Nomination of Board Members:

- All current Board members are willing to remain.
- Floor opened for nominations - Bylaws indicate 2 -5 Board Members.
- No additional nominations received.
- Floor closed.
- Current slate of Directors: Staycee Dieter, Lori Love, Ken Hodson and Elizabeth Dicamillo.
- All in favor of the slate of directors as presented, none opposed.

Thanks to HPM for their efforts this year in collecting past due HOA dues!

The meeting adjourned at 6:42 pm

Minutes taken by
Elizabeth Blevins
Heritage Property Management