

Ponderosa Lake Estates Board Meeting – July 26, 2018

Call To Order: President Pam Jardine called the meeting to order at 7:11 p.m. Board members attending: Ken Brand, Justin Johnson, Katrina Rother, Pam Jardine, Jason Zoellner, Dave Taylor.

Approval of Minutes: The minutes of the May 23, 2018 meeting were read. Dave made a motion for approval seconded by Ken; motion carried.

Treasurer's Report: No report

Bills:

- Lawnscape: clean-up of entrance and boat docks \$1500
 - Discussion on getting estimates from Julian Ramirez

Motion for approval of all bills by Ken and seconded by Jason; motion carried.

Correspondence:

- Request from resident at 432 to approve 23' pontoon
 - Discussion on changing boating rules to reflect approval of 23' pontoons/tritoons and 250 horse outboards; motion by Justin to amend boating rules for pontoons from 22' to 23' and 250 horse outboards, seconded by Ken; motion carried
- Letter to residents
 - Discussion on compliance with written association covenants. Motion by Justin to approve letter/email to be sent to all residents, seconded by Ken; motion carried
 - Discussion on follow-up with individuals who are still not in compliance by August 15th
- Fishing Guidelines
 - Discussion on fishing guidelines and making them available to all residents on the web. Motion by Justin and seconded by Jason to put fishing guidelines on web

President's Report: none

Committee Reports:

Architecture: Don & Pam--none

Boating/Lake: Justin--none

Entrance: Pam/Katrina-- front entrance will be closed due to construction on Rae Road in August

Landscaping/Grounds: Ken--

- Pam will be contacting the sprinkler vendor about "capping" outside our front entrance in anticipation of the sale of land for the roundabout and its construction
- Pam will also speak with the sprinkler vendor about the west commons and if there is a problem with the sprinkler adjustment, etc.
- Discussion on current fencing in backyards on the lake side. Letters will be sent to those whose fences were "grandfathered" in. When property is sold, fencing will need to be removed to comply with current association bylaws.

- Discussion on fencing/seawalls in disrepair on lot 47. Letters will be sent requesting repairs— Asked for legal opinion from Attorney Brandon Connick. Opinion will be given next week.

Streets: Ken

- JIL will be contacted in regards to filling the “gaps” on the older pavement

Docks/Boating: Dave—New seawall approved and completed at 404

Villa’s: Bob--none

Old Business: none

New Business:

- Chief Proposal Review by Attorney Brandon Connick
 - Recap of final offer; discussion on points
 - Easement for water line on lot C1 will be in place before agreement with Chief will be signed. Should be in place with the City by next week
 - Lot C2 will be taken off the table for sale due to the lake pump electricity meter on lot C2
 - Discussion on wording of agreement to remain effective through any sale of the land from Prataria/Chief to another party
 - Landscaping in agreement discussed and agreement to wording in last proposal was reached
 - Motion by Dave and seconded by Jason to approve of easement from the City; motion carried
 - Motion by Dave and seconded by Jason to approve the most recent Chief agreement pending the changes discussed with Attorney Connick; motion carried
 - Attorney Connick recommended a letter of consent to sell to be signed by all Board members giving the President of the Ponderosa Homeowners Association authority to sign the final deal with Chief

Next Meeting Date: Next meeting in August of 2018 pending

Meeting Adjourned: Motion by Ken and seconded by Justin to adjourn at 9:01 p.m.