

PONDEROSA LAKE ESTATES BOARD

Monday August 21, 2023 – 108 Ponderosa Dr
6:30 p.m.

CALL TO ORDER: The meeting was called to order at 6:36pm by President Krafka

Attendance: T Kort, J Kkort, T Kinnison, L Paro JRandall, S Halpine, D Mehring, A Krafka, K Rother

APPROVAL OF MINUTES: Minutes from the June 28, 2023 meeting were reviewed; motion by Paro; 2nd by Randall to approve; motion carried

OLD BUSINESS:

HOA insurance: quick review of information:

Discussion included reassessing the value of each item on the policy, removing the lighting (city) and getting a quote on upping the coverage the “A-building” to \$250,000. Motion by Randall, 2nd by J Kort to seek a quote on increased coverage; motion carried This would include the entrance/gates/fencing, sprinkler system, pump, & well, the dewatering pump, adding the gazebos and possibly the dock.

Violations

- **Complaint was texted to a board member about folks mowing and blowing grass on the street, posing a safety risk for motorcycles and bicycles (and unsightly)**
- **Discussion on covenants and whether that was a violation that would be covered and enforced. After consultation of covenants, it was determined this was not a violation according to the wording. The suggestion was made to have the complainant seek city help if this violates an ordinance.**
- **Further discussion on logging violation complaints. Board recognized the need to document all complaints. Motioned by Paro, seconded by Halpine for all complaints to be directed to the email address used by the board to facilitate documentation; motion carried.**

NEW BUSINESS:

Wall Quotes/Asphalt repair

- Item #1 - Review options for North Wall
 - Option 1 700KF x 8”wide; \$237400.00 (Summit Masonry)
 - Option 2 Vinyl Fencing (American Fence); \$40-\$50/ft; 6’ w/ 8’ post spacing; \$48,000 - \$35,000
 - Discussion on the need for possible sound and wind barrier on this side; no action taken
- Item #2 - East Block Wall Proposals
 - Bid 1 (both sides) – Repair; powerwash, prime, paint; \$44,560

- Bid 2 (both sides) – Repair; powerwash, prime, paint; \$65,000
- Discussion on “uniform” quality of repairs and paint; both bidders recognized the need to maintain wall for it to remain stable and functional for our development in the coming years. Discussion centered around priorities of maintenance expenditures, homeowner responsibility and benefits to the development. Motion by Randall, 2nd by J Kort to accept bid #1 from Summit. This will be a spring 2024 project. Homeowners with the east wall will be asked to either pay \$2/lf (approx. \$1000-\$1250) for the powerwashing, priming, and painting of the west side of the wall OR they will have nine months to complete the painting of the west side of the wall using the approved brand and color of paint. Mehring opposed; motion carried
- Item #3 – North Entrance Maintenance/Improvements – top priority
 - Pillar bricks are damaged above the soldier row (water damage); sign has damage to the top brick cap, cracked tile and lettering; block wall and bricks need repaired; fence needs repainting
 - Bid #1 – includes repairs, column stone caps, painting; does not include sealing of block, sign and letter cost \$33,323.
 - Bid #2 – includes repairs, column caps, tile replacement, paint, sealing block wall and pillars; does not include lighting and sign costs \$30,584.98
 - Discussion on the deterioration of the entrance sign, columns, wall, and fencing. Motion by Randall, 2nd by Halpine to accept bid #2 (Frog’s Painting); motion carried
- Item #4 – Condo concept for west “green” space
 - Discussion on expenditures to maintain (mowing, water, taxes etc.) west green space. Area could be converted to six lots which would house three larger double condos and three smaller double condos. Revenue from sale of lots would allow for more of the wall surrounding the development to be constructed and maintained. Area would also generate annual dues for the association from the 12 property owners. City was contacted on whether existing infrastructure would handle 12 units; it was believed the infrastructure would be equipped to handle this potential situation. Motion by Randall, 2nd by Halpine to pursue more information and possible builders/buyers for lots should the association move forward with this concept, motion carried.
- Item #5 – Gated Community
 - Survey was sent to board members to look over. No discussion at this time, tabled until there is more time for discussion.
- Item #6 – South wall repair
 - No discussion/action at this time. Priority needs to go to the most deteriorated sides: entrance, east wall.
- Item #7 – Asphalt Road Crack Sealing
 - Bid #1 – air low cracks and seal 4200’, amount includes previously sealed cracks that need to be reworked. \$6,200 with routing & sealant
 - Bid #2 – cleaning, routing, sealant and spray w/ dawn for immediate use. 2500’, would complete in one day, \$12,500

- Discussion on amount of cracking as well as adding possible cold-seal. Motion by Randall and 2nd by Halpine to accept bid #1 (Gotlob Asphalt) with the routing and sealant. The cold-seal will be discussed at a later date. Consultation with Gary Thompson on cost (\$.35/sq ft)

NEXT MEETING DATE: TBD

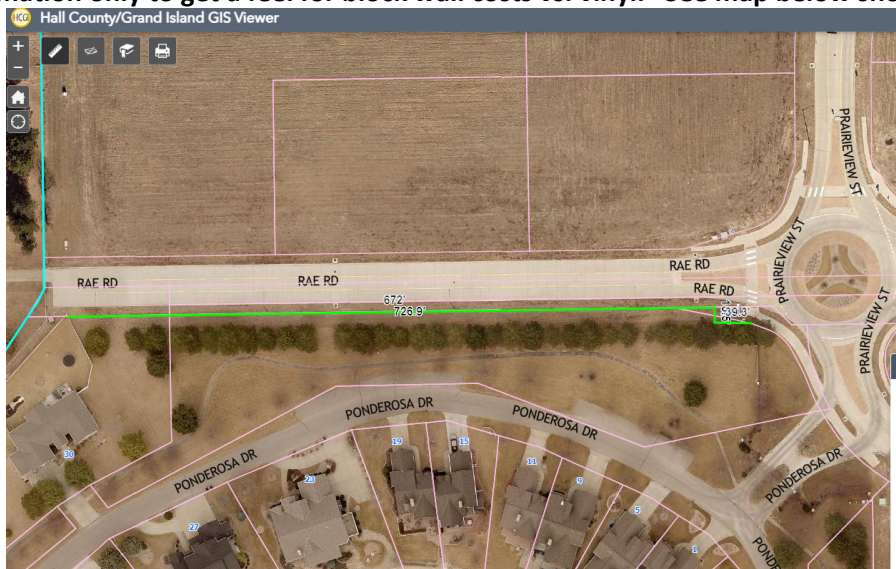
ADJOURMENT: Motion by Rother, 2nd by Halpine to adjourn the meeting at 9:03pm

ITEMS SHEET as referenced on agenda:

Ponderosa Lake Estates Association Board Meeting Items

Item 1-Review Options for North Wall

-Information only to get a feel for block wall costs vs. vinyl. See map below showing 726.9ft.



Opt. 1 Concrete block wall estimate by Summit Masonry (Includes concrete cap)
 Erection of 8" CMU fence on south side of RAE road 700 LF long by 8" wide. Dig footings to 36" deep , haul away excess dirt, add 2 rebar horizontal 1/2 thick entire length of footing. Shoot in with Lazer vertical rebar every 4' to establish footing height. Pour footings 34" deep so top of concrete is 2" below grade. Drill 1/2" rebar into footing every 4' for vertical reinforcement in 8" CMU wall. Lay 8" CMU with control joints every 30' and 16" x 16" CMU column every 100'. Columns will be 4" taller than wall for a height of 6'4". Grout vertical cells every 4' where rebar are inside CMU and top course with rebar connecting continuous through entire wall. Lay precast stone caps on top of wall and columns. Grass in construction area will be destroyed due to machinery.

Summit will smooth out dirt and backfill both sides of wall to get to original grade height. Summit will supply grass seed to whom-ever is taking care of grass. Clean up and removal of debris. Material include CMU, mortar, grout, rebar, precast stone caps.

Total Bid \$237,400.00

Opt. 2 Vinyl Fencing by American Fence

Assume \$40/ft-\$50/ft for 700 feet of 6 foot tall fence with 8 foot post spacing. Posts to have steel inserts.

Total Estimate = \$28,000 – \$35,000 for 700 feet of wall.

Item 2-East Block Wall

Draft Proposal #1

Whereas the Ponderosa board and architectural committee agree and understand the following about the east masonry block wall consisting of a total of 1,518 linear feet of 5 foot wall:

- 1) Wall was constructed for the benefit of the entire Ponderosa community.
- 2) Wall is located on property owner's land and provides increased value to the property owner and our Ponderosa community in general if well maintained.
- 3) Wall is a more expensive higher quality type of wall that provides some sound and a light barrier from Hwy 281 and the future adjacent development.
- 4) Wall is in need of repair to help maintain its value and lifespan.
- 5) Wall should be repaired properly by licensed contractors that specialize, have the know-how, and experience for the work being performed with the goal of getting the wall completely done the correct way. This will help ensure it will continue to provide value and last for many years to come.
- 6) Board and architectural committee has responsibility for approving fencing construction and maintaining a uniform quality in construction as stated in the covenants.
- 7) Board has received proposals and will organize the contractors upon approval to perform repairs so that the cost is as efficient as possible with the entire east wall being repaired as noted in the proposals. This will include repair of wall where cracked and broken, tuck pointing, pressure wash, prime, and paint.

Proposal #1 Costs

Bid #1 Summit Masonry LLC

– Repair east wall \$14,200 total

Kucera Painting – Power wash, prime, and paint

-\$15,180 per side (\$2/SF)

-\$30,360 total (Approx. \$10-12k of total is paint material cost) Can schedule in Sept.

Total Bid #1 (Both sides) – \$44,560

Bid #2 Frog's Painting

-Total Bid for all repairs east side only - \$45,935.48

Total Bid #2 (both sides) – \$65,000 (per call to Ken-estimator to clarify)

Proposed Board action

Move and approve the acceptance of Bid #1 for total including both sides to be paid by Ponderosa Lake Estate Association except for west side painting costs. Work is conditional upon each property owner granting approval to access property for work to be performed. Board requests each landowner to cover the cost of painting west side based upon the \$2/SF quote from Kucera. If all painted this amount is estimated at around \$1250 per lot but will be based on costs per square foot of wall painted on west side. Property owner can pay all at once or specify a monthly payment plan to be paid no later than 1 year from project completion. Board to notify owners and allow enough time for west side of wall to be cleared for painting as desired by property owner.

Color: Match south wall-Sherwin Williams Hat Box Brown exterior A-100 latex satin. (Verify)

Item 3 – North Entrance Improvements

Draft Proposal #2

Whereas the Ponderosa board and architectural committee agree and understand the following about the main entrance wall, brick pillars, sign, fencing, and gates:

- 1) Pillar bricks are damaged above the soldier course near the top due to water damage.
- 2) Sign has damage to top brick cap, cracked tile, and lettering.
- 3) Block wall and bricks need repaired in locations where damaged.
- 4) Fence is in need of repainting.
- 5) Board has received proposals for main entrance repairs and will organize the contractors upon approval to perform work.

Proposal #2 Costs

Bid #1 Summit Masonry LLC

Demo tops of columns and sign at entrance. Remove and dispose of rubble and debris. Tuck point columns, under metal fence and existing CMU wall where needed. Lay precast stone caps on 7 columns with hole in center for lights. Lay precast stop cap across top of brick wall at entrance. Notes: Can prep for sign tile. Caps are 12 weeks lead time.

Total \$20,200.00 (Add remove & replace tile plus lettering)

Kucera Painting

Prep, prime, and paint fence, includes sealing of block (per phone call with Rick to clarify).

Total \$13,123

Total Bid #1 – \$33,323 (Add sealing of block and sign tile/letter costs)

Bid #2 Frog's Painting

Includes labor, material and equipment needed to remove the top from main entrance sign, install wall cap, remove column brick down to the soldier row, install column caps, repoint/repair brick as needed, replace tile and sign and haul away debris/clean area.

Total - \$23,154.78 (Add sign letter costs).

Includes labor, material, and equipment needed to sand and paint the iron fence and gate operating equipment, seal block/brick wall and pillars.

Total - \$7,430.20

Note the following in the covenants.

10. Setback Requirements. The buildings on all Lots shall have a thirty feet (30') front yard setback, ten feet (10') side yard setback and twenty-five feet (25') rear yard setback. All such measurements shall be computed from the foundation of the structure to the nearest property line. Driveways may be built within the setbacks if approved by the Architectural Committee.

11. Building Codes. All construction and building shall be so performed that it will comply with the requirements of the building codes and ordinances of Hall County and the City of Grand Island, Nebraska.

12. Building Requirement; Area Requirements. Each Dwelling, garage and outbuilding on each residential lot shall have a roof constructed of shingles or other materials approved in writing by the Architectural Committee. Each residential lot shall have no more than one (1) Dwelling thereon, and such Dwelling shall meet the following minimum square feet requirements, which minimum square footage shall not include garages and open porches.

a. Any Dwelling located abutting Ponderosa Lake shall have a minimum of two thousand (2,000) liveable square feet on the first level, which shall be above ground.

b. Any Dwelling not abutting Ponderosa Lake shall have a minimum of one thousand six hundred (1,600) liveable square feet on the first level, which shall be above ground.

c. The minimum liveable square footage of any split-level or split-foyer type Dwelling shall be above ground level, and the finished sub-basement of the Dwelling shall not be included in computing the minimum liveable square footage.

Item #5 – Gated Community

Survey results when completed. Questions for survey

Understanding the following about a gated community:

- 1) Will involve gated access control at the north and south entrance.
- 2) Gates will likely function during the nighttime hours only or more as determined.
- 3) May involve adding additional wall to the community boundaries.
- 4) Typically increases value of neighborhood and property.

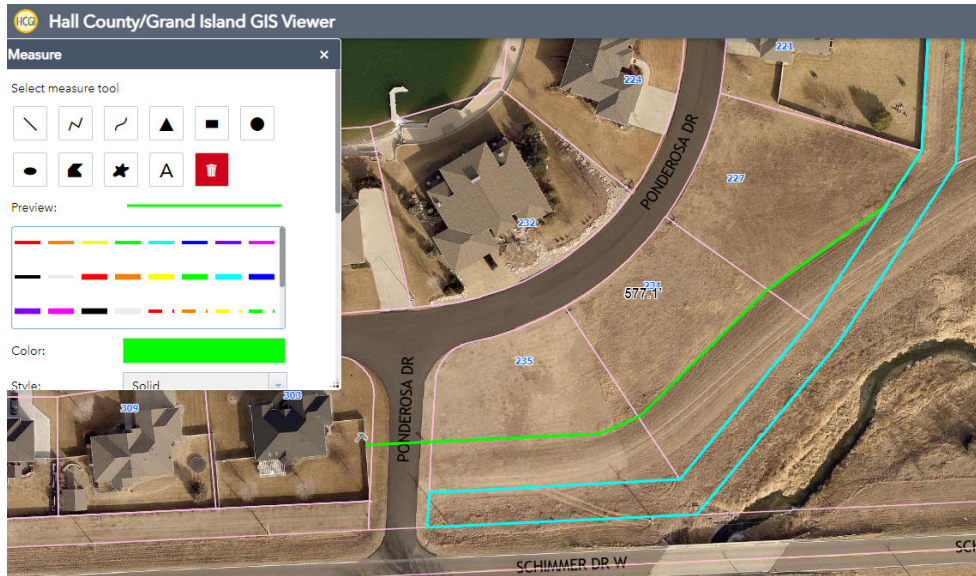
Are you in favor of making the neighborhood a gated community. Yes or No. If yes why? If no why?

Would you be willing to pay more dues for gated community development? If so how much more than the annual assessment are you willing to pay?

American Fence – New gate operators on north entrance \$5-7k each. South entrance fence assume \$50k for now on slide fence and posts. Not firm bid. Would need power and lighting with a entrance design. Is it even an option to close off south entrance?

Control system costs? Could use Platte Valley Commications.

Fence on SE corner is all on property owner's land (Fox/Starostka/Association). NRD wood river diversion considerations. Measured below 577.1 ft.



Item #6-South wall repair eventually. Since some of wall has not been repaired and painted. No action needed. For information only.

Frog's Painting-Labor and materials to repair cracks, re-point block as needed and to prime and paint the South side of wall.

Total Estimate - \$30,000 (south side only)

Item #7 – Asphalt Road Crack Sealing

Gotlob Asphalt-Greg

Air blow cracks and seal. 4200 feet. Includes previously sealed cracks that need rework. Cost \$4,700. If routing wanted then add \$approx. 1,500.

Mesker Asphalt-James

Quoted \$5/lf for cleaning, routing, sealant, and spraying with dawn dish soap so people can drive on right away. Would do in 1 day.

Assume 2,500 lf of crack so \$12,500 total cost.

Item #7 Proposed action

Move and approve Golob Asphalt bid and decide if includes routing.

Additional Topics:

Insurance

SURVEY

The Ponderosa Homeowner's Association Board have been in discussion of potential projects regarding the neighborhood. We'd like to gauge interest in these projects from the entire population. We welcome your input and constructive feedback and request that you complete the linked survey.

1. Do you support making the neighborhood a gated community? Gated community defined as having operational gates at both the north and south entrances which require a code or device for entry.

YES

NO

- a. If you support having a gated community, what is your preference regarding when gates will be closed?

ALL THE TIME

NIGHTTIME HOURS ONLY (8 pm – 6 am timeframe)

2. Would you be willing to pay higher HOA dues to support a gated community?

YES

NO

- a. If yes, I'd support additional dues of this level:

\$0 – 20 per month

\$20 – 50 per month

\$51- 100 per month

\$101+ per month

- b. If not in support of gated community, why?

3. There is significant infrastructure cost involved in gating the neighborhood, including extension of north wall, extension of southeast wall to south gates, and additional gates and closures.

If necessary, would you be willing to pay a special assessment to support the project?

YES

NO

- a. If not, why?

- b. If yes, what range would you support?

\$500- \$1000

\$1001 - \$3000

\$3001 - \$5000

\$5001+

4. Regarding the existing green space on the northwest side of Ponderosa (between 64 Ponderosa and 30 Ponderosa), do you support development of those lots into additional condominiums. The board is reviewing this in efforts to lower annual costs and increase revenue: cost of mowing (-\$9,000 annual), tax (-\$600 annual), gain on sale of lots (+500,000 one-time), and additional dues (+14,400 annual). The lot to the East of the South Entrance would be developed as green space to use in lieu.

YES

NO

If not, why?

ADDITIONAL COMMENTS: