

PONDEROSA LAKE ESTATES BOARD MEETING ---May 23, 2024

CALL TO ORDER: The meeting was called to order at 6:34pm by President Krafka

Attendance: J Kort, L Paro, J Randall, J Watkins, A Krafka, K Rother joining later S Halpine, T Kinnison (Board) **Association members in attendance:** T Kort, R Schultz, T Harris, R Rerucha, M Pedersen, B Pedersen, H Ramirez, E Urbom

APPROVAL OF MINUTES: Minute approval (from Aug 21, 2023 regular meeting) deferred until next meeting

TREASURER'S REPORT: J Kort gave treasurer's report. Tax increase paid due to new assessment on the lake area.

COMMITTEE REPORTS:

ARCHITECTURE: L Paro noted that request by #83 for exterior upgrades has been approved.

BOATING/DOCKS/LAKE: Nothing to report

ENTRANCE/LANDSCAPING/GROUNDS: J Randall reported that lights are finished, and the sign should be finished within the next week. Painting on the east wall will remain the current color. When repairs are made to the south wall, the wall will be changed to match the east wall.

STREETS: Noted that sealant was completed last fall on a section of the pavement.

VILLAS: no report

ELECTION OF OFFICERS: K Rother motioned and J Randall seconded to keep the current officers for the 2024 year; motion carried

OLD BUSINESS:

- Trees: susceptible trees treated by T Kort & J Randall to safeguard against the Japanese Beetles (approx. \$500)
- Maintenance of Roads: it was asked (annual meeting) if the Board could again request the City of Grand Island to maintain the roads in the development. Asked and denied
- Cost of Electricity/Maintenance of lights: it was asked (annual meeting) if the Board could again request the City of Grand Island to maintain and pay the cost of electricity for the street lights in the development. The city will replace any malfunctioning bulbs with LED. Once there is a certain number of LED lights, the city will eliminate the cost/charge (monthly) for the lights.

- Golf carts/minibikes/motorized scooters: it was asked (annual meeting) if there is a covenant pertaining to the use of these within the development. The safety of users and children playing was part of the discussion. The development does not have a policy either for or against but should refer questions to the police department.

NEW BUSINESS:

- Ramp work: Both boat ramps were in need of attention/repairs. Volunteers worked on both and an excavator was donated by B Mustion to complete repairs.
- Electrical Transformer boxes: the City of Grand Island is replacing and/or working on all boxes in the development. Work was to start in May. Residents who have landscaped around these are asked to “clear” or create workspace for the city by specific dimensions. (4’from box to street, 2’ on all other sides)
- Gated/Walled development: it was asked (annual meeting) if the Board could prioritize any project that relates to the safety of those in the development. This has been an issue that has been discussed for the last three or four years and how to make that happen. In 2023 the Board asked for volunteers to work on committees, one included creating a gated/walled community. Preliminary information was obtained from companies who could supply the electronics for gates (American Fencing & Sweat Fencing), gates, walls (of varying composition). Solid concrete walls (Kearney firm) around \$80/foot; concrete masonry wall for the north-side of the development around \$200,000; Vinyl fencing around \$80/ft. From this rose a discussion on how to pay for creating a gated/walled community. A survey/courtesy poll has been created. On this is whether the Association members would be in favor or not in favor of gating and erecting walls to enclose the community. In addition to the opinion on gating/walling, are options on how the Association should pursue paying to create the secure community. These options include: possible sale of the greenspace on the northwest side of the development; a special assessment to all property owners; special assessments as monthly payments should a loan for the Association be secured. There were several members of the Association in attendance to speak to the possible financing for this project, specifically the possible sale of the northwest greenspace. There was a lengthy discussion on the cost savings to the Association upon the possible sale of the northwest greenspace, the possible loss of areas designated for any association member to use, the potential to create/develop other Association held property as greenspace, possible improvements to greenspace to invite more use. At the conclusion of the discussion A Krafka made a motion and K Rother seconded to

vote on whether to keep the option of the possible sale of the greenspace on the survey/courtesy poll; motion carried.

- Committee including J Randall, T Kort, B Pedersen, and J Watkins will look at and revise the wording on the survey/courtesy poll on the possibility of creating a gated/walled community. Once complete, the Board offer any other revisions with the survey/courtesy poll before it is distributed to association member.
- Violations of covenants will be addressed: Recorded in the PHOA violation document, email to resident as a reminder, record of correction or no correction, second reminder through certified mail etc.

NEXT MEETING DATE: TBD

MEETING ADJOURNED: Motion by A Krafka, seconded by J Randall to adjourn at 9:01pm