

**PONDEROSA HOMEOWNERS ASSOCIATION
ANNUAL MEETING
JANUARY 22, 2017**

Meeting was called to order by President Terry Galloway.

Roger Bullington and Beth Freriehs, representatives from Chief Construction, were in attendance to give a report and answer questions on the planned development located north of Ponderosa Estates. The development will be called Prairie Commons and will have landscaping along those lines. There will be water features, grassy common areas and hike and bike trails.

The first structure will be a hospital with approximately 68 beds and an E.R. entrance, a professional building and a hotel will also be in that area. There are plans for a strip mall and housing as well. The property located to the east of Ponderosa Estates will probably be the last to be developed. There are currently no plans on what will go in there.

There will be a stop light at Rae Road and Hwy 281 and also on Wildwood and Hwy 281. They are hoping to start construction on the roads this spring and to finish them by summer.

Residents expressed concern about keeping our current entrance. We are hoping to be able to do so but there are plans for a roundabout in that area. The street is owned by the city and we will need to have negotiations with them. There was also concern about the eagles and their nest and a supposed burial grounds in the area. Roger told us that they had worked with The Nebraska Fish and Wildlife on moving and care of the eagles. They will continue to monitor them.

Roger also said he had heard that there could be graves on the site and he has worked with someone on that. They checked the area they thought the graves would be in and found only cow bones.

Roger stressed that Chief Construction wants to be good neighbors and work with the residents of Ponderosa Estates on the changes that will affect us most.

Terry Galloway introduced Board members in attendance. Those attending were Terry Galloway, Pat Pfaff, Pam Jardine, Bob Ellington, Justin Johnson, Scott Rief and Dave Taylor.

Minutes of the 2016 Annual meeting were reviewed. Bob Ellington made a motion that the minutes be approved and Dave Larson seconded the motion. The minutes were approved.

PRESIDENT'S REPORT: Terry reported that there has been a revamp of the website. He asked residents to post photos on the website of fun happenings on the lake.

TREASURERS REPORT: Terry Galloway gave the treasurer's report, profit and loss statement and budget. There will be no raise in our yearly assessment for 2017. Keith Jardine moved the reports be approved. Justin Johnson seconded the motion. The treasurer's report was approved.

LAKE/BOATING: Justin Johnson reported that there was a new pump installed in the spring. The old one was not working well and was very noisy for residents living close to it. The new one is doing a great job and is much quieter. He also reported that minnows, walleye and perch have been added to the lake. Justin asked that every resident with a boat register their boat and get a Ponderosa sticker from him. Please make sure your guests are aware of all Ponderosa boating rules and obey them.

ENTRANCE: Pam Jardine stressed that we will continue to work with Chief and the city in hopes of keeping our present entrance.

LANDSCAPING: Pat Pfaff once again addressed the pine beetle disease that is plaguing the pine trees. The trees are being removed as they die. Pat asked any resident with landscaping knowledge to contact her if they had suggestions on what to plant in place of the dying trees.

ARCHITECTURE: Pam Jardine asked that any major outside changes being made to your property be submitted to the architecture committee to make sure they fall within our covenants and restrictions.

DOCKS/LIFTS: Dave Taylor asked that anyone adding a seawall, dock or lift to please submit the plans to him. Need not be fancy - a hand sketch will be fine. He just has to know it is within our guide lines.

VILLAS: Bob Ellington reported that they would be keeping the same snow removal company but would have a new mowing service this spring and summer. He also said that the Villa's association would need to have a meeting on the yearly dues.

ELECTION OF OFFICERS: Pam Jardine agreed to remain on the board for another term. Katrina Rother and Don Mehring will be new board members starting in 2017.

OLD BUSINESS: Terry explained the new Restrictive Covenants. Most changes were minor and now the whole association will have one set of rules. Pam Jardine thanked Terry for serving as our President. All in attendance thanked him with applause. Job well done.

NEW BUSINESS: We are going to check into an easier way to pull in and out of the new mail area. In the meantime please turn so your lights don't shine into the windows of the villas.

Keith Jardine made a motion to adjourn the meeting with Bob Ellington seconding the motion. Terry Galloway adjourned the meeting.

Respectfully Submitted,

Pam Jardine Secretary Treasurer