

PONDEROSA LAKE ESTATES BOARD MEETING MINUTES

Thursday, December 9, 2021

CALL TO ORDER: President Aaron Krafka called the meeting to order at 6:36 pm. Board members in attendance: Aaron Krafka, Joel Randall, Connie Allen, Pam Jardine, Katrina Rother, Jessica Kort

APPROVAL OF MINUTES: The minutes from August 18th, 2021 were read. Motion by Pam for approval and seconded by Joel; motion carried. Correction of name Joel Randall from Joel Johnson

PRESIDENT'S REPORT: None

BILLS/Treasurer's Report: (Jessica): There are no outstanding bills. The last lawn care bill was paid this week. The roadwork bill was paid. Board reminded financials on Secure Drawer were reviewed. Motion for approval of the treasurer's report was made by Connie and seconded by Pam; motion carried. Jessica will discuss monthly accrual of income vs. recognizing all income in January with AMGL again. They were reluctant to change. Jessica will also inquire about capitalizing and depreciating the road expense vs. expensing to avoid income in future years and avoid paying any income tax.

COMMITTEE REPORTS:

ARCHITECTURE: (Don, Sheree, Libby, Connie). Nothing new has been presented to the Architecture committee since the last meeting. Discussion on which items need approved by architecture committee, including concrete and sheds. This will be a bullet point to emphasize at the annual meeting. Any work that affects architecture of the property needs approval.

BOATING/LAKE: (Aaron/ Joel)

- The board had purchased flags for all residents to use display when using the common areas so that it is known they are neighborhood residents. There was an email sent out explaining the flags by AMGL. This email only went to those who reside on the lake in error. In addition, homes on the South side did not yet receive flags. Due to timing occurring late in the boating season, a memo and remaining flags will be disbursed prior to lake season in 2022.
- The screen Joel put on the pump was amazing and easy to manage, so no issues.
- Water levels were checked and are similar to prior years. No action needed for now.

ENTRANCE: (Pam, Katrina, Connie, Ken, Jessica)

- Joel replaced bulb on front sign.
- The main entrance way sign needs repairs, received bid from Rob Smith, will follow up and address, complete in Spring. See Old Business.

LANDSCAPING/ GROUNDS: (Pam, Katrina, Libby)

- There are a few trees to tear down, nothing else to note.

VILLAS: (Sheree) Nothing to report.

OLD BUSINESS:

- Wall: Rob Smith was contacted to bid on the repair for the entrance (7 columns, sign). Bid includes caps for each column, repair of masonry around bricks, cracks etc. (\$7,750). Additional recommendations for power washing and sealing in order to preserve the columns would be an added fee (\$1,000).
 - Sheree will pursue a second bid on the work from a different masonry company.
 - Issue will be discussed at the next meeting
- Outer Wall (281/Schimmer): Quote has not been submitted
 - Sheree will have company contacted for the second bid on the entrance to look and quote repairs
 - Issue will be discussed at the next meeting
- HOA insurance: GTA (Krae Dutoit) should have a quote for insurance this week. Jessica will follow up.
- Discussion on flags put by speeding signs to raise awareness was discussed. The flags will be taken down for the winter to better preserve them since there is not as much outdoor activity in the winter months.
- South Entrance: Pothole on entrance. Aaron dug a trench so the hole would drain and not be a mudhole. This is helping. The plan is to put white rock down to improve it, as volunteers have time.

NEW BUSINESS:

- Aaron created a Google list for the association to produce its own emails for notices versus relying on AMGL to send out.
- The board will work to get a list of residents who don't use or check email so that paper statements can be sent when notifications need to be made.
- The board will look to post more things on the website and encourage greater use of the website.
- The annual meeting is planned for January 23 at 6:30. A notice and agenda will be drafted by Jessica. Jessica will confirm details on location.
- The board addressed member terms. Aaron and Sheree end in 2021 and many end in 2022. The board is looking for those that are willing to serve and open to nominations to approve at the annual meeting.
- Jessica to follow up with AMGL on notification of new home owners, confirm that realtors (including new ones like Nebraskland Realty) are aware of guidelines.

NEXT MEETING DATE: Annual Meeting January 23, Regular TBD

ADJOURNMENT: Motion by Katrina and seconded by Joel to adjourn the meeting at 7:38 pm