

Ponderosa Lake Estates Board Meeting – September 17, 2020

Call To Order: President Aaron Krafka called the meeting to order at 6:04 pm. Board members attending: Pam Jardine, Aaron Krafka, Ken Brand, Libby Paro, Jessica Kort, Joel Randall, Sheree Giesenhagen

Approval of Minutes: The minutes submitted June 15, 2020 for the June 11, 2020 meeting were read. Sheree made a motion for approval of the minutes, seconded by Libby; motion carried.

Treasurer's Report: reviewed August 2020 and YTD financial statements. Pam made a motion to approve the financials, seconded by Joel; motion carried. It was noted that Jessica would start working on a long-term capital budget.

Bills to Approve: None outstanding, all bills paid were for regular maintenance or items approved by board.

Correspondence: NONE

President's Report: NONE

Old Business:

- Walking gate: Baasch Welding repaired.
- Association insurance: No change. Aaron will follow up with Gary Thompson agency about a quote on our insurance.
- Trees: Beck Tree Service examined trees. Nine were bad. Price per removal is \$300. Beck Tree Service said they would remove all, including the honeysuckle for \$2,500. They do not have availability for three weeks but will come after that. The tree behind the east wall at 149 Ponderosa Dr. will also be removed. Ken made a motion to approve the removal of bad trees, seconded by Pam; motion carried.
- Street Maintenance: See committee report update.
- West side common area boat dock ramp was repaired by Joel and under budget.
- Flags were purchased for residents to display when using common areas due to increased usage of lake. The flags arrived late, so will be held and handed out in Spring 2021. They will be distributed with a letter and diagram of explanation. Aaron created elevated holders for display so that it will be easy to recognize resident flags.

New Business:

- Discussion held on an older sign that is posted by the East boat ramp. The sign is aged and has out of date boating rules. Replacing and removing the sign was considered. The board noted that boating rules are posted on the Ponderosa Lake website and is readily accessible there. The need to purchase a sign with the rules for a private lake was obsolete. Sheree made a motion to remove the old sign, Ken seconded; motion approved. Aaron will remove the sign and it will not be replaced.

Committee Reports:

Architecture (Don, Sheree, Libby, Connie):

- Noted that any outbuilding constructed needs approved by board.
- Discussion on needed maintenance for outer resident walls was discussed; specifically filling in cracks. Discussion also involved potential completion of the southeast corner wall and the north end being connected to the entrance on the northeast corner, in preparation of additional expected traffic and commercial lots to the East potentially being developed. Discussion raised the need to for clarification

on who is responsible for building the wall on each lot, who owns the wall, when is the wall built, and who is responsible for repair. Research on this topic to be done by Sheree and Jessica. It was noted in the past that the original concrete top was replaced with a metal cap to avoid water leaking in the wall and causing cracks.

Boating/Lake (Aaron, Joel):

- Lake level has been stable.
- Pump will be removed for the season and the screen will be modified for a larger inlet size and increased screen surface area to improve efficiency and still avoid fish being pumped out. Expected cost is under \$500 and does not require board approval. Joel to handle.
- Resident at 164 Ponderosa Court requested approval for new seawall on August 13, 2020. It was approved via email the same day as it met the requirement of being within 15 feet of the existing permanent retaining wall.
- Discussion on resident concerns of increased seaweed that seems to be greater than before. It was suggested that the association purchase grass eating carp to stock in the lake. Keith Jardine to follow up with Phil Sextro about purchasing 200 grass eating carpe, as it was noted he had done so in the past. It was recommended if this is a viable solution that fish be purchased.
- Discussed seawall request submitted for 172 Ponderosa Court that will be 15 feet. Aaron to follow up on plan and make sure it will properly attach with neighboring 14-foot walls.

Entrance/Road (Pam, Katrina, Connie, Ken, Jessica):

- Tory Kort to work with Aaron Krafka to get quotes and work completed for street cleaning and crack repair before winter. Approval will be conducted through email.

Landscaping/Grounds (Pam, Katrina, Libby):

- Aaron to review grass Chief replanted by entrance and make sure sprinkler is reaching because it looks brown.
- Approved regular end of year bush trimming. Expected cost under \$500 and does not need board approval.
- Discussion on potential violation of stored building materials at 83 Ponderosa Drive. Jessica to inquire of plan for correction from resident.
- It was suggested the association plant trees to fill in the gap along the north side once dead trees are removed. It is estimated seven to eight are trees are needed. Pam to get quotes.
- Discussion on the potential to fine chronic violators of association by-laws. The Association does have the authority to fine by assigning a special assessment. Further research will be conducted for practicality.
- It was noted the "S" on the front entrance of "Ponderosa Lake Estates" was off. Aaron has the "S" and will repair.
- Joel to work on getting lights that are out at the north entrance repaired.
- Discussion on Chief's obligation and timing for landscaping/ trees behind east wall. Aaron will review the contract and report back.

Villas (Sheree):

- Nothing to note.

Next Meeting Date: TBD between Thanksgiving and Christmas. Annual meeting to be planned by AMGL.

Meeting Adjourned: 7:24 pm. Motion by Ken and seconded by Sheree; motion carried.