

PONDEROSA HOMEOWNERS ASSOCIATION MINUTES
NOVEMBER 7, 2016

Members Present: Terry Galloway, Pat Pfaff, Pam Jardine, Dave Taylor, Greg Sextro, Justin Johnson, and Bob Ellington.

President Terry Galloway called the meeting to order.

Minutes of the previous meeting were read. Pat moved they be approved. Terry seconded the motion. The minutes were approved.

Treasurer's Report: The treasurer's report was reviewed. Pat moved it be approved. Dave seconded the motion. The report was approved.

Lake/Boating: Justin is going to combine old boating rules with new boating rules to make one cohesive document.

Entrance: Pam is checking with Chief to see if a representative from there will attend the annual meeting to answer some of the homeowner's questions. Pat reported that the old mailboxes will be removed in the next week or two. The post office thinks they have buyers for the old boxes.

Landscaping/Grounds: Greg is going to check on planting shrubs or trees along the Northwest side of the development. Several trees have been lost and need replacing.

Architecture: If a homeowner makes any significant changes to their property, it needs to be approved in advance by the Architecture Committee. There have been questions about spitting estate lots, in accordance with the Amended Agreement dated December 24, 1991. After much discussion, the Board in accordance with the Architecture Committee, has made the following suggestion: Pat Pfaff moved to permit splitting of Estate Blocks 3, 4 and 5 into 2 lots, if the homeowners so desire. The splitting of the lot's will be done at the homeowner's expense and must be done by December 31, 2016 or at least notice given to the Board and the Board will issue a letter of acknowledgement if it can't be done in that time frame. Each lot will be assessed our annual dues. Dave Taylor

seconded the motion. The motion passed. Justin Johnson moved that the boating rights for split rights remain with the original lot with no boating rights going to the new lot, as previously done with Estate Block 6. Greg seconded the motion. The motion passed.

Docks/Lifts: Dave Taylor asked that Terry send a reminder to lot owners installing walls along the lake that they need to submit the plans to him for approval, prior to construction.

Streets/Roads: No report.

Villas: No report.

Old Business: The handing out of mail box keys went very well. Most residents have picked their new keys up. If you still need keys contact a board member. The signing of the restated restrictive covenants is nearly complete. As of our November 7th meeting the signed covenants by subdivision are as follows: Sub. #1 87%, Sub. #2 100%, #3 86%, #4 74%, #5 85%, #6 100%. It is the board's hope to have them all completed by the end of the year. Dave Ellington reported that Fox Construction has completed pouring cement for the new mail boxes. They also put poles at the end of the row of boxes in hopes of protecting them from the snow removers. Fox has also poured a slab of cement at the West boat dock for the picnic table to sit on.

New Business: The Ponderosa Estates Homeowners Association will hold their annual meeting on January 22, 2017, at Riverside Golf Club. The meeting will begin at 7:00 p.m., with sign in to begin at 6:45p.m. More information will be sent to all residents.

Meeting was adjourned.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Pam Jardine". The signature is written in a cursive, flowing style.

Pam Jardine Secretary//Treasurer