

PONDEROSA LAKE ESTATES BOARD MEETING ---July 22, 2024
3421 State Street, Ste #4 (Mehring Enterprises)

CALL TO ORDER: The meeting was called to order at 6:37pm by President Krafka

Attendance: J Kort, J Randall, J Watkins, A Krafka, K Rother, S Halpine, T Kinnison, D Mehring, T Kort as member of Entrance and Streets committees

Association members in attendance: Homeowners in the association

APPROVAL OF MINUTES: Motion to approve minutes from May 23, 2024 and from August 21, 2023 by J Randall and seconded by K Rother; motion carried

HOMEOWNERS/PUBLIC ADDRESS BOARD:

TREASURER'S REPORT: J Kort summarized the financials provided by AMGL. June had normal expenses with the addition of the wall renovation. Association money currently in a CD will be renegotiated if not needed for projects within the community. There are three association members past due with HOA dues and they have had statements reissued from AMGL.

COMMITTEE REPORTS:

ARCHITECTURE: Approval of improvements at 309

BOATING/DOCKS/LAKE: Lake levels prompted pumping for four days (lowers the lake 3in/day). Two residents were spoken to about violations of boating rules.

ENTRANCE/LANDSCAPING/GROUNDS: Work on the north entrance and the east wall continues. Motion by K Rother and seconded by J Randall for Kucera Painting to finish (Frog's has asked for Kucera to finish what they are currently unable to finish); motion carried

STREETS: Low spots have sand/gravel. J Randall will get a group together to clean those sections out. Two residents have indicated they have pavement which has broken up in front of their driveways. T Kort and J Randall will assess and work with Gottlieb paving if repairs are necessary.

VILLAS: Newspaper "holders" are being removed with majority of villa residents in favor.

OLD BUSINESS:

- “Town Hall” meetings: two conducted over the summer to give information about the survey
- Survey results

Results:

Total ballot surveys returned: 83

• Ballot Item #1A	Count	% of total Ballot Item 1 responses (83)
“Yes” votes for gates and the described additional walls	45	54.2%
“NO” votes	32	38.6%
“NO” votes, but based on added comments, would vote “Yes” if no change to green space	6	7.2%

Ballot Item #2	Count	% of total Ballot Item 2 responses (65)	%
#2A – By paying 100% of your assessment	23	35%	67%
#2B – By paying 50% of your assessment and the remainder with increased monthly dues.	8	12%	
#2C – By paying all assessment with increased monthly dues	13	20%	
#2D - By Northwest Green Space Development Sales if approved	21	32%	32%

Ballot Item #3- What community projects would you be in favor of?	Count
Playground	18
Dog Park	5
Pickleball	19
Picnic Tables	14

- Greenspace committee (walk path)
 - C Swihart
 - H Ramirez
- Comments from attendees
 - Get it in writing that the city is okay with a gated community
 - Gated for safety and to limit through traffic
 - Change annual meeting to summer
 - Remove trees that are dead

- Done once each year due to watering
- Tree removal service has already been contacted for this year

Discussion on cost to date on the front entrance/east wall project:

- \$16,642 to date: caps and tuck pointing work, sign powder coating costs, gate powder coating cost, lights
- \$6,600 remaining costs to complete: gate posts, red brick/cap sealing/gray block wall painted (Kucera)

Motion by K Rother seconded by J Randall to accept bid for Kucera to complete entrance/east wall project; motion passed

Discussion on survey results (above); including input from association members.

Motion by A Krafka, seconded by J Randall to omit using the greenspace at this time for funding the wall/gate project; motion passed

Motion by A Krafka, seconded by S Halpine to continue with the wall/gate project with quotes to determine phases of project; motion passed. Will now investigate further payment options along with breaking the project up into phases to possibly spread out the cost.

NEW BUSINESS: none

NEXT MEETING DATE: TBD

MEETING ADJOURNED: Motion to adjourn made by A Krafka, seconded by J Watkins at 7:42pm