

**Ponderosa Condominiums Association, Inc.**

**Board of Directors Meeting**

December 11, 2025 1:00 PM MST

Zoom Video Conference Call

**Call to Order**

President Beverly Ross called the meeting to order at 1:02 P.M.

**Roll Call**

Board Members Present via Zoom:

Beverly Ross

Jim Peay

Jen Ammon

Ike Hiles

Dan Key

Management Company Present via Zoom:

William (Billy) Laird

Annalise Smith

Juliana Spinella

**Proof of Notice**

Official notice was provided via email on December 5, 2025.

**New Business**

**Operating Budget**

The Board and management discussed the proposed 2026 budget. As with previous years, increases in insurance and utilities such as electric, trash, and water and sanitation are primary drivers to the overall increase in expenses. An insurance appraisal is required in 2026. The Board discussed the short-term rental fee.

Jim Peay made the following:

**Motion:** To approve the 2026 operating budget as proposed

**Second:** Dan Key

**Vote:** Unanimous approval

**Capital Projects**

Mountain Home Management reviewed their hot tub proposal with the Board. This would include replacing the hot tub with the same model, excavation, a new concrete slab, if necessary, new decking and new metal railings. Electrical grounding may be required, per code. The Board agreed it is prudent to get another estimate. A written RFP outlining the scope of work would be helpful. Smith stated she would be happy to meet another contractor at the complex.

The Board reviewed the scheduled capital expenses for 2026. Although not a capital expenditure, the electrical equipment in the cabinets at each building need to be inspected.

Jim Peay made the following:

**Motion:** To adjourn the meeting at 2:11 PM

**Second:** Beverly Ross

**Vote:** Unanimous approval