

Ponderosa Condominiums Association
Board of Directors Meeting
Saturday, June 22, 2019
Mountain Edge Condominiums Conference Room

Call to Order

President Beverly Ross called the meeting to order at 11:06 a.m.

Roll Call

Board members present in person:

Bart Boatright
Kay Hutchings
Dan Key
Jim Peay
Beverly Ross

Management present in person:

Donna Oros

A quorum was established with 5 of 5 Board members present.

Proof of Notice

Official notice was provided on May 20, 2019.

Reading and Approval of Past Minutes and Board Action

Jim Peay made the following:

Motion: To waive the reading of the December 21, 2018 Board of Director meeting minutes and the May 22, 2019 Board Action and approve them as submitted.
Second: Kay Hutchings
Vote: Unanimous approval

Election of Officers

Kay Hutchings made the following:

Motion: To elect Beverly Ross President, Jim Peay Vice-President, and Bart Boatright Secretary/Treasurer.
Second: Jim Peay
Vote: Unanimous approval

Old Business

Electrical Equipment Inspection

Inspection of the electrical components feeding the buildings has not happened, but the job will be done in the off-season when the electrical contractor is available.

New Business

Funds Transfer from Operating to Capital Reserve

Donna recommended no funds be transferred from the Operating Fund to the Capital Fund at this time.

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HVM Recommendation to Replace Smoke Alarms

Per manufacturer recommendation, HVM Security is suggesting the unit and hallway wireless smoke alarms be replaced. HVM will provide a proposal, but it is estimated the cost will be about \$3,000. Upgrade to the alarm system is in the Capital Plan for 2021, but might be budgeted in 2020.

Unscheduled Business

Staining of Exterior Wood

With the weather delay in completion of 2019 capital projects, the board was asked to consider postponing the staining of the exterior wood until the spring of 2020. It was agreed that deferring the project made sense. Discussion also took place on whether a composite board should be considered to replace the wooden top rail on the decks, as they seem to dry out quickly.

Adjournment

Jim Peay made the following:

Motion: To adjourn the meeting.
Second: Bart Boatright
Vote: Unanimous approval

The meeting adjourned at 11:28 a.m.