

**Ponderosa Condominiums Association, Inc.**

**Annual Meeting**

June 26, 2021 – 10:00 a.m. MDT

Zoom Meeting

**Call to Order**

President Beverly Ross called the meeting to order at 10:02 a.m.

**Roll Call/Establish Quorum**

**Members Present via Zoom:**

Sylvain & Pam Hayoun	1A
Frances Boatright 2000 Trust (Bart Boatright)	1B
Jim Peay	1C
Little Hoss LLC (Ann Hanson)	1F
Richard T. O'Kell Trust (Beverly Ross)	2A
Dan Key	2B
Isaac (Ike) Hiles	2C
Richard T. O'Kell Trust (Beverly Ross)	2E
David James & Jeanne	2F
Kay Hutchings	3A

**Members Present by Proxy:**

Beverly Ross proxy for:	
Tasch	3B
Brogdon	3C
Bart Boatright proxy for:	
Johnston	1D

**Management Company Present:**

William (Billy) Laird  
Annalise Smith

A quorum was established with 13 of 17 (76%) of the members in good standing present in person or by proxy.

**Proof of Notice**

Notice of Annual Meeting was emailed May 25, 2021.

**Reading and Approval of Past Minutes**

Kay Hutchings made the following:

<b>Motion:</b>	To waive the reading of the minutes of the June 27, 2020 annual meeting and approve them as submitted
<b>Second:</b>	David James
<b>Vote:</b>	Unanimous approval

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**Reports**

**Officers**

The President's Report was included in the Annual Meeting Packet and was posted on [www.ponderosacondos.org](http://www.ponderosacondos.org). The report addressed the transition to new Association management and the valley opening up following the lifting of COVID-19 restrictions. As of July 1, Gunnison County is “fully open.” Elk Avenue will again be one-way for the summer and Crested Butte Mountain Resort’s lifts will run through September 6, 2021.

Jim Peay reported his findings after reaching out to other associations regarding their dues amounts for two-bedroom units. Evergreen dues are \$490 per month and Mountain Edge units are around \$430 per month. More information will be gathered for comparison.

The Financial Report presented in the packet included 2020-year end and 2021 through May financial statements. The Association had a net loss of \$6,175 at the end of May 2021 and budget deviations were explained. The Board will monitor the Association’s financial position and make an adjustment to monthly assessments if necessary.

**Manager's Report**

Billy Laird explained there have not been many major issues at Ponderosa since taking over management last December 1. There was a backup in a drain line in building 2 that appeared to be from heavy garbage disposal use that was addressed. A new snowplow contractor was hired. Guidelines in deciding the necessity of roof snow removal were discussed. Billy stated his team would do a better job of mitigating the melt off, seepage and freezing in the garages this upcoming winter. United Companies recommended crack sealing all joints where the asphalt meets the garage concrete.

**Election of Directors**

The term of Dan Key expires this year.

Kay Hutchings made the following

**Nomination:** Dan Key

Sylvain Hayoun made the following

**Nomination:** Sylvain Hayoun

Dan Key was elected by secret ballot.

**Unfinished Business**

Reminder- Gas Grills not Permitted

No gas grills are permitted on decks unless they have been adapted to use small propane tanks.

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Stone Veneer- Building 3

Billy is attempting to get firm prices for the cost of the stone veneer on Building 3B deck foundation as well as repairs to stone walls and cap stones on all three buildings and the patio.

Hot Tub Replacement

Bart Boatright presented his findings for the option of replacing Ponderosa's hot tub with a commercial hot tub. The perimeter walls and deck would need to be rebuilt. An equipment room would have to be built which would all be a significant investment. Billy referenced a few commercial hot tub projects he has completed which ranged in price from \$85,000 to \$120,000 and stated he has not had many issues with the current hot tub. The Board will consider buying a spare control panel since that has been the most frequent cause of the hot tub being out of order. A discussion ensued regarding the hot tub hours. The issue will be taken up at the Board meeting.

**Old Business**

None

**New Business**

Consideration of 2021 budget as required by Colorado law

Colorado Law requires that unit owners be given the opportunity to veto the annual budget approved by the Board of Directors. There was no motion to veto the 2021 budget.

Excess Membership Income Resolution

David James made the following

**Motion:** To adopt the resolution that any excess membership income over membership expenses as defined in IRS Reg 1.277-1 shall be applied against the subsequent tax year operating expenses and/or reserve fund as provided by IRS Revenue Ruling 70-604.

**Second:** Kay Hutchings

**Vote:** Unanimous approval

Inspection & Cleaning of Chimneys and Fireplaces

Ten units have installed electric log sets in their fireplaces and no longer require chimney inspections. The remaining eight units are due for the biennial inspection (and cleaning if necessary) required by the Association this year. Stove Depot & Duct Doctor of Grand Junction has performed this service for many years and will provide it again this year. However, the Association will no longer absorb the cost of chimney inspections and cleaning, but will instead bill the cost to the units requiring them.

The Town of Mt. Crested Butte requires the chimneys in short-term rental units to have annual inspections. Next year's inspections for those units will be coordinated with other associations served by Stove Depot & Duct Doctor.

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Update of Association Records

Management will be sending an email to confirm they have the most up to date owner and local/emergency contact information.

Electric Vehicle Charging Station

A discussion ensued regarding the charging of electric vehicles at Ponderosa and if that was an expense that needed to be monitored. There are some charging stations in the Town of Crested Butte and there may be a couple of charging stations in the parking garage adjacent to the Grand Lodge. There are plans to install rapid charging stations in the "Rasta" parking lot west of Ponderosa.

Window Washing

Billy was asked if his company does window washing and he replied "yes." An email will be sent to gauge member interest.

Other Business

The members reviewed the rules and regulations regarding parking, pets, unit entry doors locks (they must be keyed to the Ponderosa master), and for remodeling of units. The members discussed additional parking availability in the town of Mt. Crested Butte (there isn't any). A member asked about displaying flags. Laws related to this will be investigated.

Establish Next Meeting Date

David James made the following

**Motion:** To hold the next Annual Meeting on **Saturday, June 25, 2021.**

**Second:** Bart Boatright

**Vote:** Unanimous approval

It was noted that a hybrid Zoom/in-person annual meeting should be considered for next year.

Ike Hiles requested the Board consider purchasing a better grill.

**Adjournment**

James Peay made the following

**Motion:** To adjourn the meeting

**Second:** Bart Boatright

**Vote:** Unanimous approval

The meeting adjourned at 11:07 a.m.



## NOTICE OF ANNUAL MEETING

Ponderosa Condominiums Association  
Mt. Crested Butte, CO

In accordance with Article III of the Ponderosa Condominiums Association's By-Laws, notice is hereby given that the Annual Meeting will be held on **Saturday, June 26, 2021 at 10:00 a.m. Mountain Daylight Time via Zoom.**

The Board of Directors will meet after the Annual Meeting.

In the event that a bona-fide Ponderosa homeowner in good standing\* is unable to attend the Annual Meeting, he or she may participate if a proxy is received by 5:00 p.m. Mountain Daylight Time on Friday, June 25, 2021.

Dated this 25th day of May 2021.

Annalise Smith  
Mountain Home Management CB, LLC, Managing Agent  
Ponderosa Condominiums Association, Inc.

\* All members shall be considered in good standing except those members delinquent in payment of any assessment made by the Corporation.



**Agenda**  
**Annual Homeowners Meeting**  
**June 26, 2021, 10:00 a.m. MDT**  
**Zoom Meeting**

- 1. Call to Order**
- 2. Proof of Notice**  
Notice of Ponderosa Annual Meeting emailed May 25, 2021
- 3. Roll Call/Establish Quorum**
- 4. Reading and Approval of Minutes**  
Annual Homeowners Meeting, June 27, 2020
- 5. Reports**
  - a. President
  - b. Vice President
  - c. Secretary/Treasurer
  - d. Manager
- 6. Election of Directors**  
(The term of Dan Key expires this year.)
- 7. Unfinished Business**
  - a. Reminder – Gas grills not permitted on decks
  - b. Stone veneer – Building 3
  - c. Hot tub replacement
- 8. New Business**
  - a. Consideration of 2021 budget as required by Colorado law (see below)
  - b. 2020 Excess Membership Income Resolution
  - c. Inspection and cleaning of chimneys and fireplaces
  - d. Update of Association Records
  - e. Electric Vehicle Charging Stations
  - f. Establish 2022 Annual Meeting Date
- 9. Adjournment**

**Colorado Common Interest Ownership Act Revised Statute**  
**Effective July 1, 2018**

Paragraph 38-33.3-303 (4) (a) (II) (A):

“Unless the declaration requires otherwise, the budget proposed by the executive board does not require approval from the unit owners and it will be deemed approved by the unit owners in the absence of a veto at the noticed meeting by a majority of all unit owners . . . .”



## President's Report

June 22, 2021

### Association Manager

Mountain Home Management (MHM) became our Association manager on December 1, 2020. The owner, William (Billy) Laird, and Administrative Assistant/Bookkeeper, Annalise Smith, will attend the annual meeting on Zoom. You'll also see Michael (Mikey) McAuley, Maintenance Supervisor, at Ponderosa, and Jerry Smith, long time employee of CBCM, who now works for MHM. The transition has not been without some glitches, but generally fairly smooth. Every association does things a bit differently, and it takes time to become familiar with policies, procedures, and maintenance issues.

### Alarm System – Heat Detectors

The sensors near the kitchens in all units are heat sensors, not smoke detectors. Heat sensors signal an alarm if the environmental temperature rises above 135° F or if there is a rapid rise in temperature of 15° F or more per minute. However, they do not meet Mt. CB's requirement for short-term rental units. If your unit only has a heat sensor in this location, you are required to install a smoke detector.

### Association Records

The Association is required to maintain accurate records of unit ownership ("Owner of Record") and owner contact information. It appears that some of our records have not been updated. In the near future, you'll receive an email from the Association with the information we have on file for your unit. Please look it over and reply with any corrections.

### COVID-19 - Gunnison County

According to the Gunnison County Public Health website, Gunnison County has achieved a remarkable vaccination rate of almost 70%. As of July 1, Gunnison County will be "Fully Open." *Masking is no longer be required. Some businesses and entities may wish to continue requiring a facial covering and are within their right to do so and we ask that you respect their policies when patronizing the establishment. Gunnison County continues to encourage the unvaccinated to utilize a facial covering in all public settings.*

### Summer Events

Summer 2021 will look a lot like summer 2019! These websites have information about this summer's events:  
[visitcrestedbutte.com](http://visitcrestedbutte.com)  
[travelcrestedbutte.com](http://travelcrestedbutte.com)

### Elk Avenue in Crested Butte

is one-way again this summer to allow businesses to use outdoor space. Parking on Elk will be limited to two hours between 8 a.m. and 8 p.m. and will be enforced from July 5 through October 15.

### Crested Butte Mountain Resort

The lifts will run through September 6. Red Lady is open daily from 9 am to 5 pm; Silver Queen is open from 8:30 am to 2:00 pm. The Adventure Park is open, as well as some Kids Summer Programs. Camp CB (for kids 6 and under) will not operate this summer.

# Manager's Report

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Welcome to the Ponderosa Condominium Association's Annual Homeowners Meeting.

Since taking over management in December of 2020, we have gotten a feel for the property and what maintenance items need to be addressed. So far, the following maintenance items have been completed:

- December 2020- Annual inspection done by HVM that included replacement of smoke detectors and batteries where necessary, reprogramming and testing of alarm devices in the system
- January 2021- Fireplace service for non-electric fireplaces
- February 2021- Replaced upper control on the hot tub
- May 2021- Common area carpet cleaning

We are on site daily. Mowing and weed eating is occurring weekly. Flower baskets were delivered to the property on June 18.

## January Backup

There was a sink backup in January that was isolated to Building 2.

## 2020-2021 Snow Removal

We began the winter using JCI Inc. for snow removal. Due to some issues with JCI's plowing, we switched plow companies and had Pinnacle Inc. continue the snow removal through the winter. Our plan is to continue with Pinnacle for next winter's snow removal.

## Fireplace Maintenance

We are recommending that all owners with solid fuel burning fireplaces be responsible for their maintenance.

## Capital Projects

Approved capital projects for this year include sealcoating the asphalt, replacing the cultured stone veneer on building 3's foundation, and replacing Unit 2A's entry door and Building 1's water heater closet on the second floor.

SealCo's proposal for sealing, striping, and crack sealing in between the garage slabs and asphalt transition is \$8,736. \$6,850 was budgeted for the project. The stone mason is working on the color match for the stone veneer, and the veneer should be here at the beginning of September for the installation. The cost is estimated to be between \$2,400 and \$3,000. At this time, the door replacements will be postponed. We do not feel it is necessary at this time.

## Recommendations

We recommend Ponderosa replaces the capstones around the hot tub area and building 2 and 3 capstones and loose rock. We are waiting on a proposal from the stone mason. Ponderosa may want to look at budgeting for a new hot tub cover. One thing for consideration would be a heated gutter system for the back of the garage roofs so water is not leaking and freezing in the garages. We will try and come up with a solution for the broken railroad tie next to the stairs below building 3. We are concerned about the tree growing to the right of building 1's garage. We are recommending removal of the tree. We will be trimming the branches on the trees in front of building 2. We are going to work on clearing the debris from the drain between buildings 1 and 2 and dig out the grass to re expose the rocks for better drainage.



# Financial Report

## Fiscal Year-End Recap – December 31, 2020

### Operating Income & Expenses

The operating section of the Profit and Loss Statement reflected a \$214 profit while a \$2,941 loss was budgeted. No line items were significantly over budget and several line items came in under budget.

### Capital Reserve Income & Expenses

The capital section of the Profit and Loss Statement was below budget, as three capital projects were not completed in 2020 and were re-budgeted in 2021. Those projects included sealcoating the parking lot, adding stone veneer to the building 3 deck foundation, and replacing unit 2A's entry door and Building 1's second floor water heater door.

Total Net Profit for the fiscal year ending December 31, 2020 was \$5,235 while a \$11,380 loss was budgeted.

### Balance Sheet

At fiscal year end, the association had a \$12,324 Operating Fund Balance and a \$35,109 Capital Fund Balance totaling \$47,433 in Equity.

The December 31, 2020 fiscal year end audit completed by McNurlin, Hitchcock, & Associates is posted on [ponderosacondos.org](http://ponderosacondos.org) for your review.

### Balance Sheet – May 31, 2021

The Balance Sheet for the Ponderosa Condominiums is in good condition with the association holding \$17,831 in the Operating Fund and \$39,924 in the Capital Reserve Fund.

Accounts Receivable-Owners totaled \$-5,426.33, as three owners were prepaid in assessments, and no owner was more than 30 days delinquent.

Accounts Payable reflected a balance of \$6,429. As of May 31, 2021, the Operating Fund Balance is \$6,149, while the Capital Fund Balance is \$38,711.

### Profit and Loss Statement

The Operating Portion of the Profit and Loss Statement after five months of the fiscal year has a net loss of \$6,175. The net loss budgeted for January-May is \$5,898 thus reflecting a negative variance of \$277. To date, there are numerous items over budget. Following will identify some of the variances within the first five months of the fiscal year:

- **Late Fees**

A handful of unit owners have been routinely late in payment of monthly assessments over the first five months of the year. The delinquent accounts accrued monthly finance charges of 1.5% or \$25, whichever is greater, causing Late Fee Income to be over budget by \$75 (143%).

- **Hot Tub Repairs**

Hot Tub repairs are currently over budget by \$173 (158%) due to needing to replace the upper control.

- **Contract Labor**

Contract Labor is under budget \$1,088 (76%) from January to May, 2021.

- **Snow Removal-Roof**

This account is over budget \$1,018 (285%) as the garage roofs were shoveled twice.

- **Utilities**

Cable is over budget \$217 (108.5%) due to rising costs. Trash removal is over budget \$472 (163%) due to overfilling the dumpster, continued recycling service for longer than usual, and having two trash pickups scheduled longer than in previous years.

### **Capital Expenses**

The three capital projects approved for completion in 2021 are sealcoating the asphalt, replacing the cultured stone veneer on building 3's foundation, and replacing Unit 2A's entry door and Building 1's water heater closet on the second floor. No projects have been completed but we did receive a bid for sealcoating that exceeds the budgeted amount. The estimate from Sealco totals \$8,736 compared to the budget of \$6,850. The stone match for building 3's foundation should be here at the beginning of September. The cost may exceed the budgeted amount by up to \$600. The doors will not be replaced.

**Ponderosa Condominiums Association, Inc.**

**Balance Sheet**

**As of December 31, 2020**

Accrual Basis

	<u>Dec 31, 20</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
Basic Business Checking Bank of the West	15,163.21
Money Market Select Business Savings Bank of the West	36,322.21
<b>Total Checking/Savings</b>	51,485.42
<b>Accounts Receivable</b>	
1050 · Accounts Receivable-Owners	1,048.74
<b>Total Accounts Receivable</b>	1,048.74
<b>Other Current Assets</b>	0.00
<b>Total Current Assets</b>	52,534.16
<b>Fixed Assets</b>	
1215 · Equipment	1,601.59
1250 · Accumulated Depreciation	-1,601.59
<b>Total Fixed Assets</b>	0.00
<b>TOTAL ASSETS</b>	<b><u>52,534.16</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Accounts Payable	
2005 · Accounts Payable	5,101.35
<b>Total Accounts Payable</b>	5,101.35
<b>Total Current Liabilities</b>	5,101.35
<b>Total Liabilities</b>	5,101.35
<b>Equity</b>	
Fund Balance	42,197.58
Net Income	5,235.23
<b>Total Equity</b>	47,432.81
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>52,534.16</u></b>

## Ponderosa Condominiums Association, Inc. Budget Report

Accrual Basis

	Jan - Dec 20	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
Regular Operating Assessments	104,760.00	104,760.00	0.00
Late Fees	757.29	150.00	607.29
Miscellaneous Income	450.70	200.00	250.70
Total Income	<u>105,967.99</u>	<u>105,110.00</u>	<u>857.99</u>
Gross Profit	105,967.99	105,110.00	857.99
Expense			
Appraisals	750.00	750.00	0.00
Audit & Tax Preparation	4,000.00	4,000.00	0.00
Contract Services			
Alarm System Monitoring & Maintenance	1,040.38	948.00	92.38
Backflow Preventer Testing	450.00		
Carpet Cleaning	420.00		
Fire Extinguisher Inspections	179.00	300.00	-121.00
Garage Door Repairs	333.79		
Irrigation System Shut Down	269.85		
Other Contract Services	286.25		
Snow Plowing	2,885.75	3,500.00	-614.25
Snow Removal - Roof	576.00	1,000.00	-424.00
Contract Services - Other	0.00	3,500.00	-3,500.00
Total Contract Services	<u>6,441.02</u>	<u>9,248.00</u>	<u>-2,806.98</u>
Insurance	16,765.50	16,884.00	-118.50
Legal Fees	33.00	50.00	-17.00
Maintenance Supplies			
Hot Tub Supplies	1,746.02	1,400.00	346.02
Landscaping Supplies	410.01	1,150.00	-739.99
Other Supplies	47.54	360.00	-312.46
Paint Supplies	147.34	100.00	47.34
Total Maintenance Supplies	<u>2,350.91</u>	<u>3,010.00</u>	<u>-659.09</u>
Management Fees			
Management Fee - Contract	35,100.00	34,800.00	300.00
Total Management Fees	<u>35,100.00</u>	<u>34,800.00</u>	<u>300.00</u>
Miscellaneous Expenses	1,056.00	60.00	996.00
Utilities			
Cable Television	6,087.36	5,788.00	299.36
Electricity	3,273.93	3,650.00	-376.07
Internet	5,917.30	5,629.00	288.30
Telephone (Alarm System)	495.07	492.00	3.07
Trash Removal	1,823.04	1,840.00	-16.96
Water & Sanitation	21,660.46	21,850.00	-189.54
Total Utilities	<u>39,257.16</u>	<u>39,249.00</u>	<u>8.16</u>
Total Expense	<u>105,753.59</u>	<u>108,051.00</u>	<u>-2,297.41</u>
Net Ordinary Income	214.40	-2,941.00	3,155.40
Other Income/Expense			
Other Income			
Capital Reserve Assessments	17,640.00	17,640.00	0.00
Capital Reserve Interest Income	12.32	60.00	-47.68
Total Other Income	<u>17,652.32</u>	<u>17,700.00</u>	<u>-47.68</u>
Other Expense			
Capital Expenses			
Bear Resistant Dumpster	0.00	2,758.00	-2,758.00
Replace Monitored Smoke Alarms	1,210.78	1,782.00	-571.22
Sealcoat	0.00	6,843.00	-6,843.00
Stain Exterior Natural Wood	11,420.71	11,284.00	136.71
Stone Veneer Bldg 3 Foundation	0.00	2,400.00	-2,400.00
Unit Entry Door Replacement	0.00	1,000.00	-1,000.00
Total Capital Expenses	<u>12,631.49</u>	<u>26,067.00</u>	<u>-13,435.51</u>
Total Other Expense	<u>12,631.49</u>	<u>26,067.00</u>	<u>-13,435.51</u>
Net Other Income	5,020.83	-8,367.00	13,387.83
Net Income	<u>5,235.23</u>	<u>-11,308.00</u>	<u>16,543.23</u>

**Ponderosa Condominiums Association, Inc.**  
**2021 Approved Budget**

	Jan - Dec 21
<b>Ordinary Income/Expense</b>	
<b>Income</b>	
Regular Operating Assessments	104,760.00
Late Fees	450.00
Miscellaneous Income	300.00
<b>Total Income</b>	105,510.00
<b>Gross Profit</b>	105,510.00
<b>Expense</b>	
Audit & Tax Preparation	4,100.00
<b>Contract Services</b>	
Alarm System Monitoring	648.00
Backflow Preventer Testing	450.00
Carpet Cleaning	450.00
Electrical Equipment Maintenance	210.00
Fire Extinguisher Inspections	250.00
Hot Tub Repairs	600.00
Irrigation System Shut Down	200.00
Other Contract Services	2,190.00
Snow Plowing	3,500.00
<b>Total Contract Services</b>	8,498.00
Insurance	17,514.00
Legal Fees	50.00
<b>Maintenance Supplies</b>	
Hot Tub Supplies	700.00
Landscaping Supplies	850.00
Other Supplies	360.00
<b>Total Maintenance Supplies</b>	1,910.00
<b>Management Fees</b>	
Management Fee - Contract	38,400.00
Other Labor - Hourly	540.00
Roof Snow Removal	550.00
<b>Total Management Fees</b>	39,490.00
<b>Miscellaneous Expenses</b>	60.00
<b>Utilities</b>	
Cable Television	6,120.00
Electricity	3,660.00
Internet	6,012.00
Telephone (Alarm System)	510.00
Trash Removal	2,000.00
Water & Sanitation	22,400.00
<b>Total Utilities</b>	40,702.00
<b>Total Expense</b>	112,324.00
<b>Net Ordinary Income</b>	-6,814.00
<b>Other Income/Expense</b>	
<b>Other Income</b>	
Capital Reserve Assessments	17,640.00
Capital Reserve Interest Income	20.00
<b>Total Other Income</b>	17,660.00
<b>Other Expense</b>	
<b>Capital Expenses</b>	
Sealcoat	6,850.00
Stone Veneer Bldg 3 Foundation	2,400.00
Unit Entry Door Replacement	1,000.00
<b>Total Capital Expenses</b>	10,250.00
<b>Total Other Expense</b>	10,250.00
<b>Net Other Income</b>	7,410.00
<b>Net Income</b>	596.00

Ponderosa Condominiums Association Reserve Study																
2021-2030																
	Project Title	Last Year Completed	Life (Years)	Life Left	Last Cost	Estimate 2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
		1	Alarm System	2001	10	-10	3,400	5,010								
2	Bear-Resistant Dumpster	2007	10	-4	1,832	2,600		2,758								
3	Paint Exterior Stucco & Painted Wood Trim	2002	20	1	16,650	23,966		25,426								
4	Seal Coat/ Re-Stripe Parking Lot	2019	3	1	4,500	6,843	6,850			7,702			8,416			9,196
5	Paint Interior Hallways/ Doors/Trim	2008	15	2	3,690	4,570			4,994							
6	Carpet Hallways	2008	15	2	6,164	7,635			8,343							
7	Seal Exterior Natural Wood	2020	3	2	11,421	11,421			12,480			13,637			14,902	
8	Patio Furniture	2004	20	3	732	1,002				1,128						
9	Hot Tub	2004	20	3	Incl in 29	10,300				11,593						
10	Crawl Space Vapor Barrier	2016	10	5	1,320	1,424						1,700				
11	Overhead Doors-Bldg 2	2000	30	9	4,600	6,884										9,252
12	Front Entry Doors (3)	2001	30	10	Incl in 27	2,921										
13	Deck Railings	2001	30	10	Incl in 27											
14	Patio - Level Pavers	2011	20	10	2,993	3,453										
15	Water Heaters-Sauna Showers (2)	2016	15	10	2,079	1,495										
16	Backflow Preventers	2016	15	10	4,588	4,948										
17	Seal Chimney Chases & Natural Wood Trim	2016	15	10	5,000	5,393										
18	Overhead Doors-Bldg 1	2002	30	11	4,600	6,621										
19	Rear Entry Doors (4)	2003	30	12	2,064	2,916										
20	Garage Roof Snow Brakes	2008	30	17	7,000	8,670										
21	Rebuild Bldg 3 Front Stairs	2019	20	18	Unknown	2,500										
22	Repave Parking Lots/Walks	2019	20	18	75,985	75,985										
23	Garage Man Doors (2)	2019	20	18	1,479	1,479										
24	Retaining Walls - North	2011	30	20	44,393	51,222										
25	Metal Trim - Chimney Chases	2014	30	23	1,200	1,331										
26	Unit Entry Doors	1978	>30		Unknown	13,500	1,000									
27	Electrical Equipment (per bldg)	1978	>30		Unknown	8,500			9,288	9,567	9,854					
28	Decks/Roof Extension	2001	>30		251,085	370,000										
29	Concrete Floor Bldg 1	2003	>30		18,905	26,710										
30	Hot Tub Renovation, Shed, Stairs	2004	>30		111,164	152,106										
31	Roofs	2006	>30		107,340	138,504										
32	Bldg 3 Porch Supports & Retaining Wall	2007	>30		26,078	32,330										
33	Windows & Patio Doors	2008	>30		154,894	196,806										
34	Attic Insulation	2009	>30		2,565	3,093										
35	Crawl Space & Exterior Drainage Repairs	2009	>30		76,598	92,361										
36	Main Water Shutoff	2011	>30		750	865										
37	Retaining Walls - Front Parking Lot	2018	>30		66,250	68,664										
38	Cultured Stone Veneer Bldg 3 Foundation		>30			2,400	2,400									
	Annual Totals:				1,021,319	1,356,428	10,250	28,184	35,105	29,989	9,854	15,338	8,416	-	14,902	18,448

Ponderosa Condominiums Association, Inc.

Balance Sheet

As of May 31, 2021

Accrual Basis

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	<u>May 31, 21</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
Basic Business Checking Bank of the West	17,831.08
Money Market Select Business Savings Bank of the West	39,923.77
<b>Total Checking/Savings</b>	<u>57,754.85</u>
<b>Accounts Receivable</b>	
1050 · Accounts Receivable-Owners	-5,426.33
<b>Total Accounts Receivable</b>	<u>-5,426.33</u>
<b>Other Current Assets</b>	
1110 · Prepaid Expense	378.00
<b>Total Other Current Assets</b>	<u>378.00</u>
<b>Total Current Assets</b>	<u>52,706.52</u>
<b>Fixed Assets</b>	
1215 · Equipment	1,601.59
1250 · Accumulated Depreciation	-1,601.59
<b>Total Fixed Assets</b>	<u>0.00</u>
<b>TOTAL ASSETS</b>	<b><u>52,706.52</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Accounts Payable	
2005 · Accounts Payable	7,846.98
<b>Total Accounts Payable</b>	<u>7,846.98</u>
<b>Total Current Liabilities</b>	<u>7,846.98</u>
<b>Total Liabilities</b>	<u>7,846.98</u>
<b>Equity</b>	
Fund Balance	47,432.81
Net Income	-2,573.27
<b>Total Equity</b>	<u>44,859.54</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>52,706.52</u></b>

## Ponderosa Condominiums Association, Inc. Budget Report

Accrual Basis

	Jan - May 21	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
Regular Operating Assessments	43,650.00	43,650.00	0.00
Late Fees	250.00	175.00	75.00
Total Income	43,900.00	43,825.00	75.00
Gross Profit	43,900.00	43,825.00	75.00
Expense			
Audit & Tax Preparation	4,100.00	4,100.00	0.00
Contract Services			
Alarm System Monitoring & Maintenance	270.00	270.00	0.00
Carpet Cleaning	420.00	0.00	420.00
Hot Tub Repairs	472.90	300.00	172.90
Other Contract Services	0.00	965.00	-965.00
Plumbing Repairs	-0.01		
Snow Plowing	2,333.81	2,600.00	-266.19
Total Contract Services	3,496.70	4,135.00	-638.30
Insurance	6,935.29	7,175.00	-239.71
Legal Fees	10.00	0.00	10.00
Maintenance Supplies			
Hot Tub Supplies	106.13	350.00	-243.87
Landscaping Supplies	30.95	100.00	-69.05
Other Supplies	-22.07	150.00	-172.07
Total Maintenance Supplies	115.01	600.00	-484.99
Management Fees			
Management Fee - Contract	16,000.00	16,000.00	0.00
Other Labor - Hourly	0.00	225.00	-225.00
MHM Markup	60.48		
Roof Snow Removal	1,567.50	550.00	1,017.50
Snow Plowing	146.25		
Total Management Fees	17,774.23	16,775.00	999.23
Miscellaneous Expenses	64.00	0.00	64.00
Utilities			
Cable Television	2,766.76	2,550.00	216.76
Electricity	1,596.41	1,675.00	-78.59
Internet	2,523.60	2,500.00	23.60
Telephone (Alarm System)	221.05	212.50	8.55
Trash Removal	1,221.58	750.00	471.58
Water & Sanitation	9,250.20	9,250.00	0.20
Total Utilities	17,579.60	16,937.50	642.10
Total Expense	50,074.83	49,722.50	352.33
Net Ordinary Income	-6,174.83	-5,897.50	-277.33
Other Income/Expense			
Other Income			
Capital Reserve Assessments	3,600.00	3,600.00	0.00
Capital Reserve Interest Income	1.56	3.00	-1.44
Total Other Income	3,601.56	3,603.00	-1.44
Other Expense			
Capital Expenses			
Sealcoat	0.00	6,850.00	-6,850.00
Stone Veneer Bldg 3 Foundation	0.00	2,400.00	-2,400.00
Unit Entry Door Replacement	0.00	1,000.00	-1,000.00
Total Capital Expenses	0.00	10,250.00	-10,250.00
Total Other Expense	0.00	10,250.00	-10,250.00
Net Other Income	3,601.56	-6,647.00	10,248.56
Net Income	-2,573.27	-12,544.50	9,971.23



**RESOLUTION OF PONDEROSA CONDOMINIUMS ASSOCIATION**

June 26, 2021

**RE: EXCESS MEMBERSHIP INCOME APPLIED TO THE FOLLOWING  
YEARS' OPERATING EXPENSES AND/OR RESERVE FUND**

WHEREAS, Ponderosa Condominiums Association is a Colorado condominium association duly organized and existing under the laws of the State of Colorado; and

WHEREAS, the members desire that the Association shall act in full accordance with the rulings and regulations of the Internal Revenue Service;

NOW, THEREFORE, the members hereby adopt the following resolution by and on behalf of Ponderosa Condominiums Association:

RESOLVED, that any excess of membership income over membership expenses as defined in IRS Reg. 1.277-1 shall be applied against the subsequent tax year operating expenses and/or reserve fund as provided by IRS Revenue Ruling 70-604.

This resolution is adopted and made a part of the minutes of the meeting of Ponderosa Condominiums Association.

BY: \_\_\_\_\_  
President

ATTESTED: \_\_\_\_\_  
Secretary