

Ponderosa Condominiums Association, Inc.
Board Meeting via Zoom
June 25, 2022
9:30 am Mountain Daylight Time

Call to Order

President Beverly Ross called the meeting to order at 9:30 am.

Roll Call

Board members present in Person on Zoom:

Bart Boatright
Kay Hutchings
Jim Peay
Beverly Ross

A quorum was established with 4 of 5 Board members present.

Proof of Notice

Official notice was provided by email on June 24, 2022.

Old Business

None

New Business

Bart Boatright made the following:

Motion: To amend the 2022 Budget approved on December 8, 2021.
The July Special Assessment (\$500 per unit, \$9,000 total) shall be allocated as follows: \$3,780 to the Capital Reserve Account and a maximum of \$5,220 to the Operating Account. If less than \$5,220 is required to provide adequate operating income, the remainder shall be allocated to the Capital Reserve Account.
The Management Fee-Contract operating expense line item is reduced to \$35,200.

Second: Kay Hutchings
Vote: Unanimous approval

Jim Peay made the following:

Motion: To adjourn the meeting
Second: Kay Hutchings
Vote: Unanimous approval

The meeting adjourned at 9:50 a.m.

Ponderosa Condominiums Association
Board of Directors Meeting
June 25, 2022
Zoom

Call to Order

Beverly Ross called the meeting to order at 10:45 a.m.

Roll Call

Board members present in Person:

Bart Boatright
Kay Hutchings
Beverly Ross
Jim Peay
Daniel Key (joined at 10:51 a.m.)

Management present in Person:

William (Billy) Laird
Annalise Smith

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

Proof of Notice

Official notice was provided via email on May 27, 2022.

New Business

James Peay made the following:

Motion: To waive the reading of the September 17, 2021 board action and approve as presented
Second: Kay Hutchings
Vote: Unanimous approval

Bart Boatright made the following:

Motion: To waive the reading of the December 8, 2021 board action and approve as presented
Second: Kay Hutchings
Vote: Unanimous approval

Daniel Key joined the meeting at 10:51 AM

James Peay made the following:

Motion: To approve the Board Actions of April 21, 2022, May 16, 2022, and May 20, 2022.
Second: Kay Hutchings
Vote: Unanimous approval

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Kay Hutchings made the following:

Motion: To keep all officers the same with Beverly Ross as President, Jim Peay as Vice President, Bart Boatright as Secretary/Treasurer, and Kay Hutchings and Daniel Key as directors.

Second: Bart Boatright

Vote: Unanimous approval

Unfinished Business:

James Peay made the following:

Motion: To accept the Sealco proposal of \$700 to stripe the parking lot

Second: Beverly Ross

Vote: Unanimous approval

New Business

Replacement of Hot Tub

Beverly mentioned the hot tub control panel has been replaced nine times since 2008. She had contacted Dimension One, who claimed the control panels should have a life of 5-7 years. It was recommended that management reach out to them to see if an issue could be identified.

Management Recommendations

The Board directed management to obtain two quotes to replace the capstone with either cultured or natural stone.

The Board and Management discussed the potential for a barrier along the property line adjacent to the Rasta lot. Management will reach out to Town to address the snow storage issues and come up with a solution to avoid excessive snow removal and hauling costs.

The Board directed Management to obtain a quote for servicing the garage doors and operators. It was recommended the doors be serviced every few years.

The Board agreed to eliminate the rock and mulch around the spruce tree near the drainage ramp between Buildings 1 and 2.

It was noted there has been a significant increase in the cost of flower baskets. The quote for 14" moss baskets was \$118 per basket compared to \$68 in 2019.

Management will get a price for patching the stucco and caulking.

Adjournment

Jim Peay made the following:

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Motion: To adjourn the meeting

Second: Bart Boatright

Vote: Unanimous approval

The meeting was adjourned at 11:20 a.m.