

**Ponderosa Condominiums Association**  
**Board of Directors Meeting**  
June 24, 2023  
Zoom

**Call to Order**

Beverly Ross called the meeting to order at 11:05 a.m.

**Roll Call**

Board members present on Zoom:

Beverly Ross  
Dan Key  
Todd Boatright  
Jim Peay  
Ike Hiles

Management Present:

William (Billy) Laird  
Annalise Smith  
Juliana Spinella

Owner Present:

Bart Boatright

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

**Proof of Notice**

Official notice was provided via email on June 6, 2023.

**New Business**

Jim Peay made the following:

**Motion:** To waive the reading of the June 25, November 18, and December 20, 2022 meeting minutes and approve as presented.

**Second:** Dan Key

**Vote:** Unanimous approval

Dan Key made the following:

**Motion:** To elect Beverly Ross as President, Jim Peay as Vice President, and Ike as Secretary/Treasurer.

**Second:** Jim Peay

**Vote:** Unanimous approval

**Unfinished Business:**

The Board and management discussed the hot tub. The updated estimate to replace the hot tub from Diamond Blue is \$15,394. The Board agreed the hot tub is getting old but there are still no major issues with it, aside from the cracking which is holding up with epoxy. The cracking could be caused by the concrete pad shifting and settling. Billy will need to get an estimate for concrete work that may need to be done to install a new hot tub, but explained the height would be more for aesthetic appeal as a new hot tub would have the same footprint as the current one

but may be taller. The reserve study includes some additional costs for the hot tub replacement but totals \$21,218.00. Jim asked about a timeline for the replacement. Annalise Smith will contact Diamond Blue to confirm the lead time.

Beverly Ross mentioned there are some stucco and caulking repairs needed on Buildings 1 and 2 as a result of plowing the drainage ramp. Billy explained he took a look at it and doesn't think the cost to repair that and some minor rockwork would exceed \$800. Billy will get an estimate.

The Board and Management discussed the dumpster location and the different rates between Waste Management and Golden Eagle. Golden Eagle was almost double the rate per pickup.

### **New business**

Beverly Ross explained the Association's collection policy must be updated to be consistent with Colorado law. The Association can only charge 8% instead of 18% interest per year.

Jim Peay made the following:

**Motion:** To change the Association's collection policy to get in line with Colorado law.

**Second:** Dan Key

**Vote:** Unanimous approval

### Egress

Beverly asked for suggestions regarding egress requirements. Billy's opinion is that the only egress concern is on Building 3. Ike asked if all windows meet code for egress and Billy explained they do not meet current code, but were "grandfathered." Beverly's concern is snow piling up and would like to know exact requirements per the building department and the short-term rental department. Billy agreed to gather the information.

### Short Term Rental Fee

The Board discussed options for imposing a short-term rental fee. They discussed which expenses might vary with short-term rentals. A fixed fee for all short-term rental units vs. a fee based on the number of licensed beds ("pillow fee") was discussed. Beverly mentioned an annual fee of \$50 per pillow fee might be appropriate. Jim agreed that renters are a cause for increased operating costs, and this would be a good option to avoid raising dues. The Board will also consider long-term rentals if an owner decides to long-term rent in the future. Jim and Beverly volunteered to do an analysis to determine which expenses are affected by short-term rentals.

There being no further business, the meeting was adjourned at 12:08 PM.