

To: Ponderosa Owners
Subject: Ponderosa Minutes
From: Ponderosa Condominiums Association
Date: 7/21/2017

Ponderosa Owners:

The minutes of the Annual Meeting and Board Meeting held on July 15, 2017 are now available on the Ponderosa website. You may view them by going to ponderosacondos.com, then clicking on the "Meeting Minutes" button, and selecting the minutes from the menu on the left.

Here is a direct link to the Annual Meeting minutes:

<http://ponderosacondos.com/minutes/20170715annualmeeting.pdf>

Here is a direct link to the Board Meeting minutes:

<http://ponderosacondos.com/minutes/20170715boardmeeting.pdf>

I would like to call your attention to several decisions made by the Board.

Natural Gas: Because of the difficulty and extremely high cost of installing natural gas at Ponderosa, the Board decided not to pursue it further. We have spent enormous amounts of time and energy trying to come up with a reasonable solution, but it simply cannot be economically justified.

An alternative is an electric log set, electric insert, or electric fireplace. I installed a Dimplex RLG-20 log set in our fireplace in Unit 2E and I think it's incredibly realistic. I did a lot of research before purchasing this particular one and I'd be happy to share my findings with you.

Saunas: The Board decided not to replace the saunas as they fail (the Building 3 sauna has been out of service for quite some time). It was felt that the low utilization did not justify their replacement. In addition, complying with new ventilation requirements for sauna heaters is not feasible given their location in our buildings.

If you include a sauna as an amenity in your rental listings, I recommend you delete it. While the saunas in Buildings 1 and 2 are still functional, they could fail at any time and will not be replaced.

Building 3 retaining wall: The Board decided to replace the railroad tie retaining wall (in front of and along the east side of Building 3). It has deteriorated to the point where it has become dangerous. Bids for a segmental retaining wall (modular concrete blocks that interlock with each other) are being solicited at this time. We anticipate the cost to be somewhere between \$65,000 and \$80,000. Some of the cost will come from our Reserve Fund, but a special assessment will also be necessary.

We estimate the special assessment for the retaining wall will be in the range of \$2,500 to \$3,000 per unit and will be due early next spring.

One more thing to note: next year the annual meeting will be **Saturday, June 23, 2018**. Please put that date on your calendar and plan to attend!

Sincerely,
Beverly Ross
President, Ponderosa Condominiums Association

