

Ponderosa Condominiums Association
Board of Directors Meeting
Saturday, July 11, 2015
Mountain Edge Condominiums Conference Room

Call to Order

President Beverly Ross called the meeting to order at 11:27 a.m.

Roll Call

Board members present in person:

Joan Heinz
Kay Hutchings
Jim Peay
Beverly Ross

Board members person via telephone:

Bart Boatright

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 June 16, 2015.

Reading and Approval of Past Minutes and Board Action

Kay Hutchings made the following:

Motion: To waive the reading of the December 17, 2014 Board of Director meeting minutes and approve them as submitted.

Second: Jim Peay

Vote: Unanimous approval

Election of Officers

Kay Hutchings made the following:

Motion: To elect Beverly Ross President, Jim Peay Vice-President, and Joan Heinz Secretary/Treasurer.

Second: Bart Boatright

Vote: Unanimous approval

Old Business

Fireplaces

The investigation will continue. Bringing natural gas to the buildings will be visited again.

Parking

Parking for owners of building 3 was discussed in the annual meeting prior to the board meeting. Donna is to contact the association's attorney to ask if a general common element can be designated as a limited common element on a temporary basis to guarantee the building 3 owners one parking spot when they are occupying their unit. The idea suggested in the annual meeting would apply to owners only, and not guests.

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New Business

Allocation of Excess Operating Funds to Capital

Donna recommended that no excess operating funds be transferred to the capital fund at this time. As of June 30, 2015, the association held \$10,888 in the operating bank account, with \$2,925 in prepaid dues. If prepaid assessments were subtracted, the balance is \$7,963. Plus there is one unit on a payment plan to catch up on a delinquency. The Board will examine cash in bank at the end of the year.

The Board evaluated the projects scheduled for 2016 in the 10-Year Capital Plan. It was suggested that the deck railing balusters could be eliminated from next year's staining project, as they still look good and this would save money. The purchase of a new dumpster will remain in 2016. The painting and carpeting of the hallways will be deferred a couple years during next year's budget process. The building 3 sauna shower water heater will be replaced in 2015, and common area water heaters in building 1 and 2 will be replaced in 2016. The sauna in building 3 is not working, and it has been difficult for the electrician to find a replacement sauna. Donna will take some measurements of the sauna area and investigate heating units. Firm bids will continue to be solicited for replacement of the front retaining wall anticipating a completion date of fall, 2016.

By-Law Amendment

Beverly has some recommended revisions to the association's By-Laws. She will distribute them to the Board for their review and suggestions.

Unscheduled Business

None

Adjournment

Jim Peay made the following:

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

The meeting adjourned at 11:59 a.m.