

**Ponderosa Condominiums Association**  
**Board of Directors Meeting**  
Friday, July 1, 2016 • 3:00 p.m. MDT  
Ponderosa Unit 2E

**Call to Order**

President Beverly Ross called the meeting to order at 3:05 p.m.

**Roll Call**

Members present:

Joan Heinz

Kay Hutchings

Beverly Ross

Members present by telephone:

Bart Boatright

Jim Peay

A quorum was established with 5 of 5 members present.

**Proof of Notice**

Official notice was provided by email on June 11, 2016.

**New Business**

Executive Session

An executive session was held to review the status of Association management.

Gift Certificate

Beverly stated that Reed Meredith briefly provided some assistance with Association management, but had declined to accept compensation.

Joan Heinz made the following:

**Motion:** To purchase a \$100 gift certificate for Reed Meredith

**Second:** Kay Hutchings

**Vote:** Unanimous approval

Late Fees

Two owners have late fees, which have remained unpaid for many months, making them ineligible to have voting rights, and possibly jeopardizing the ability to have a quorum at Association meetings.

Beverly reminded the Board of the policies regarding unpaid assessments.

The Declarations of the Association state:

“Assessments shall be payable monthly in advance on or before the tenth day of each month by the owners of the units.”

The Policy for Collection of Unpaid Assessments states:

“Assessments are due and payable by the **last day of the calendar month in which billed**, and if not so paid shall be deemed past due and delinquent.

Any assessment not paid by the last day of the month billed shall bear interest from the first day of the month billed at the rate of 1.5% per month.”

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The Bylaws state:

“Only those members in good standing shall exercise the voting rights of membership in the Corporation. All members shall be considered in good standing, except those members delinquent in their payment of any assessment made by the Corporation.”

It was decided to remind owners that all assessments must be paid in order to have voting rights at Association meetings.

Traffic Cones for Building 3 Owners

Three traffic cones have been purchased for Building 3 owners to reserve a parking place. Only Building 3 owners may use the cones and only when they are personally occupying their units.

Time Warner Cable Bulk Internet

As we all know, Ponderosa's WiFi is outdated and inadequate due to the proliferation of connected devices owners and guests use. Availability of WiFi is a “given” at accommodations everywhere now, and Ponderosa needs to remain competitive. Beverly has been managing Ponderosa's WiFi, but wishes to be relieved of that responsibility in the near future.

Time Warner provides cable TV to Ponderosa under a “bulk” contract (i.e. the Association pays a monthly fee for TV service for all 18 units). The cost for cable TV is \$434.37 per month (\$24.13 per unit).

Time Warner also offers “bulk” internet service and would provide TV and 20 Mbps internet service for approximately \$900 per month (\$50.00 per unit), making the per month/per unit cost of internet about \$26.00. Each unit would have a modem/router, unique SSID (network name), and password.

If purchased separately by an individual owner, rather than through a bulk agreement, the same TWC 20 Mbps internet service costs \$65.00 per month. CenturyLink 20 Mbps internet service is available at a cost of \$40 - \$45 per month (with conditions).

Further consideration of TWC bulk internet will take place at the next Board meeting on July 8.

Dumpster

Joan pointed out that our dumpster is damaged, dirty and smelly. Waste Management is to power wash the dumpster on July 11. Joan feels the dumpster should be replaced with a new one. A 3-yard Bearsaver dumpster is \$2,363, plus sales tax. It was decided to defer the purchase of a new dumpster until the results of the power wash are evaluated.

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**Adjournment**

Jim Peay made the following:

**Motion:** To adjourn the meeting.

**Second:** Bart Boatright

**Vote:** Unanimous approval

The meeting was adjourned at 4:45 p.m.