

Ponderosa Condominiums Association
Board of Directors Meeting
June 22, 2024
Zoom Meeting

Call to Order

Beverly Ross called the meeting to order 10:31 AM.

Roll Call

Board members present by Zoom:

Beverly Ross
Ike Hiles
Dan Key
Jim Peay
Todd Boatright

Management present by Zoom:

Annalise Smith
William Laird

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

Jim Peay made the following:

Motion: To waive the reading of the December 13, 2023, and April 12, 2024, meeting minutes and approve as presented.
Second: Todd Boatright
Vote: Unanimous approval

Dan Key made the following:

Motion: To continue with the current slate of directors for another year.
Second: Beverly Ross
Vote: Unanimous approval

Unfinished Business

The Board discussed the hot tub replacement and renovation of the supporting structure and decided to seek bids from architects for design and specifications. Andrew Hadley was the designer of the hot tub in 2004. Dan commented that the hot tub is the "face" of the development and should be visually appealing. Use of materials requiring less maintenance would be preferred. Billy suggested a finished concrete slab or flagstone might be used instead of decking. Management will ask architects Andrew Hadley, Bill Racek and Jennifer Barvistki for an estimate for specifications for an improved/updated hot tub and supporting structure. Jim suggested considering adding a roof over the hot tub deck. Management will gather information for the Board.

The Board would like a different dumpster. The replacement provided by Waste Management has heavy doors and is hard to use. Management will get it replaced.

The Board discussed an owner's request that their chimney inspection/cleaning fee be waived.

Ponderosa Condominiums Association
Board of Directors Meeting
April 12, 2024 10:00 AM MDT
Page 2

Jim Peay made the following:

- Motion:** To waive the chimney cleaning fee if the owner complies with Mt. CB's short-term rental requirements for fireplaces and either locks their fireplace or installs electric logs.
- Second:** Beverly Ross
- Vote:** Unanimous approval

Management will let the owner know an electric fireplace is an option. The association no longer participates in coordinated fireplace sweeps for short-term rentals.

Todd Boatright made the following:

- Motion:** To adjourn the meeting
- Second:** Dan Key
- Vote:** Unanimous approval

There being no further business, the meeting was adjourned at 11:00 AM.