

**Ponderosa Condominiums Association**  
**Board of Directors Meeting**  
December 5, 2024 9 AM MST  
Zoom Video Conference Call

**Call to Order**

Beverly Ross called the meeting to order at 9:04 AM.

**Roll Call**

Board members present by Zoom:

Beverly Ross  
Dan Key  
Jim Peay  
Todd Boatright  
Ike Hiles

Management present by Zoom:

William Laird  
Annalise Smith

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

**Proof of Notice**

Official notice was provided via email on November 22, 2024.

**New Business**

The Board discussed Bill Racek's proposal to provide two design alternatives for the hot tub and construction documents for the design selected.

Jim Peay made the following:

**Motion:** To accept Bill Racek's proposal for \$840 for two hot tub designs. The board will decide on the engineering at a later date.  
**Second:** Dan Key  
**Vote:** Unanimous approval

**Operating Budget**

The Board reviewed the financial reports through November and discussed snow plowing, the proposed 2025 operating expenses, and the management contract.

Jim Peay made the following:

**Motion:** To approve the monthly assessment amount of \$684 and continue the annual \$500 capital assessment in July.  
**Second:** Dan Key  
**Vote:** Unanimous approval

**Capital Projects**

The Board discussed the proposed capital projects for 2025. They reviewed some deferred maintenance items but agreed to focus on the hot tub in 2025. Annalise will obtain an estimate

Ponderosa Condominiums Association  
Board of Directors Meeting  
December 5, 2024 9:00 AM MST

Page 2

for sealcoating of the parking lots and walks. The oBard will reevaluate the interior painting and carpet replacement following the hot tub replacement.

Todd Boatright made the following:

**Motion:** To approve the proposed capital items including the hot tub replacement and sealcoat, crack seal, and striping of the parking lot. The cost of these projects is unknown until bids are obtained.

**Second:** Ike Hiles

**Vote:** Unanimous approval

Jim Peay made the following:

**Motion:** To adjourn the meeting

**Second:** Todd Boatright

**Vote:** Unanimous approval

There being no further business, the meeting was adjourned at 9:46 AM.