

Ponderosa Condominiums Association, Inc.

Annual Meeting

June 21, 2025 – 10:00 a.m. MDT

Zoom Meeting

Call to Order

President Beverly Ross called the meeting to order at 10:02 A.M.

Roll Call/Establish Quorum

Members Present via Zoom:

Sylvain Hayoun	1A
Jim Peay	1C
Molly Mootz	1D
Shelli Siemer	1E
Dan Key	2B
Ike Hiles	2C
Stefon & Jen Ammon	2D
Beverly Ross	2E

Members Present by Proxy:

Beverly Ross proxy for:

Dan Crowe	1B
Bud Tasch	3B

Ike Hiles proxy for:

Andrew Homgren	2A
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Management Company Present:

William (Billy) Laird

Juliana Spinella

A quorum was established with 11 of 18 (61.11%) of the members in good standing present in person or by proxy.

Proof of Notice

Notice of annual meeting was emailed June 4, 2025.

Reading and Approval of Past Minutes

Sylvain Hayoun made the following:

Motion: To waive the reading of the minutes of the June 22, 2024 annual meeting and accept them as written.

Second: Ike Hiles

Vote: Unanimous approval

Officers/Board Report

The Board Report was included in the Annual Meeting Packet. One owner inquired about the internet and cable throughout the complex. The Board has discussed options for running new cabling but have yet to finalize a plan. They will seek recommendations from Spectrum.

Ponderosa Condominiums Association, Inc.

Annual Meeting

June 21, 2025 – 10:00 a.m. MDT

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Manager's Report

There were no questions regarding the Manager's report.

Financial Report

Deviations from the budget were discussed. An owner inquired about the Association's insurance rates. Beverly assured the members that the Board and management do their best to get the best rates and coverage for the Association every year. The Board and management will continue looking for cost savings with insurance.

Election of Directors

Beverly Ross and Jim Peay's terms expire this year. Beverly Ross and Jim Peay were elected to serve another 3-year term. Todd Boatright's position is vacant due to the sale of their unit, 1B. Jen Ammon volunteered to serve on the Board and she was elected to finish that term which ends next year.

Unfinished Business

The replacement of the hot tub was discussed. The Board is planning to meet with Bill Racek of Cinnamon Mountain Architecture next week to discuss another hot tub option. Management will discuss hot tub options with Diamond Blue Pool & Spa, a local hot tub dealer. Billy Laird explained commercial hot tubs need less daily maintenance overall but are usually more expensive to repair if issues arise. The members discussed the Nordic Inn development plan.

New Business

Consideration of the 2025 budget as required by Colorado Law

Colorado Law requires that unit owners be given the opportunity to veto the annual budget approved by the Board of Directors. There was no motion to veto the 2025 budget.

Excess Membership Income Resolution

Dan Key made the following:

Motion: To adopt the resolution that any excess membership income over membership expenses as defined in IRS Reg 1.277-1 shall be applied against the subsequent tax year operating expenses and/or reserve fund as provided by IRS Revenue Ruling 70-604.

Second: Sylvain Hayoun

Vote: Unanimous approval

Establish Next Meeting Date

The next annual meeting will be on Saturday, June 27, 2026, at 10 AM MDT.

Shelli Siemer made the following:

Motion: To adjourn the meeting.

Second: Stefan Ammon

Vote: Unanimous

There being no further business, the meeting was adjourned at 10:29 AM.



Annual Meeting Information June 21, 2025

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NOTICE OF ANNUAL MEETING

Ponderosa Condominiums Association
Mt. Crested Butte, CO

In accordance with Article III of the Ponderosa Condominiums Association's By-Laws, notice is hereby given that the Annual Meeting will be held on **Saturday, June 21, 2025, at 10:00 A.M. Mountain Daylight Time via Zoom.**

The Board of Directors will meet after the Annual Meeting.

In the event that a bona-fide Ponderosa homeowner in good standing* is unable to attend the Annual Meeting, he or she may participate if a proxy is received by 5:00 p.m. Mountain Daylight Time on Friday, June 20, 2025.

Dated this 4th day of June 2025.

Annalise Smith
Mountain Home Management CB, LLC, Managing Agent
Ponderosa Condominiums Association, Inc.

* All members shall be considered in good standing except those members delinquent in payment of any assessment made by the Corporation.



Agenda
Annual Homeowners Meeting
June 21, 2025 10:00 A.M. MDT
Zoom Meeting

- 1. Call to Order**
- 2. Proof of Notice**
Notice of Ponderosa Annual Meeting emailed June 4, 2025
- 3. Roll Call/Establish Quorum**
- 4. Reading and Approval of Minutes**
Annual Homeowners Meeting, June 22, 2024
- 5. Reports**
 - a. Board Report
 - b. Manager's Report
 - c. Financial Report
- 6. Election of Directors***
(The terms of Beverly Ross and Jim Peay expire this year. The remaining one year of the term of Todd Boatright is vacant due to the sale of his unit.)
- 7. Unfinished Business**
 - a. Hot Tub
- 8. New Business**
 - a. Consideration of 2025 budget as required by Colorado law**
 - b. Excess Membership Income Resolution
 - c. Establish 2026 Annual Meeting Date (June 27 ?)
- 9. Adjournment**

***Ponderosa Bylaws, Article IV, Section 4. Qualifications.** The Directors shall be members in good standing of the Corporation as provided in these Bylaws, not be a co-owner with another Director, not be in litigation with the Association, and attest to having no felony convictions. A Director who is 60 days or more delinquent in payment of assessments is not in good standing and shall be removed. A Director who misses three (3) consecutive Board meetings shall be considered to have resigned his/her position.

****Colorado Common Interest Ownership Act Revised Statute Effective July 1, 2018**

Paragraph 38-33.3-303 (4) (a) (II) (A):
“Unless the declaration requires otherwise, the budget proposed by the executive board does not require approval from the unit owners and it will be deemed approved by the unit owners in the absence of a veto at the noticed meeting by a majority of all unit owners . . .”

Board of Directors List
June 21, 2025

	Term Expires:
President: Beverly Ross Prairie Village, KS Unit 2E	2025
Vice-President: Jim Peay Denver, CO Unit 1C	2025
Secretary/Treasurer: Ike Hiles Denver, CO Unit 2C	2026
Director: Dan Key Parker, CO Unit 2B	2027
Director: Vacant	2026

Ponderosa Condominiums Association, Inc.
Annual Meeting
 June 22, 2024 – 10:00 a.m. MDT
 Zoom Meeting

Call to Order

President Beverly Ross called the meeting to order at 10:02 A.M.

Roll Call/Establish Quorum**Members Present via Zoom:**

Boatright Trusts (Todd Boatright)	1B
James Peay	1C
Scott & Michele Siemer	1E
Andrew Holmgren	2A
Dan Key	2B
Isaac (Ike) Hiles	2C
Stefan and Jen Ammon	2D
O’Kell Family Trust (Beverly Ross)	2E
17 Treasury Road Crested Butte LLC (Stephanie Selz)	3A
Paul Rhee & Monica Miller	3E

Members Present by Proxy:

Ann Hanson proxy for: Little Hoss LLC (Rob Hanson)	1F
Beverly Ross proxy for: Waldemar R Tasch Jr	3B
Brogdon Trusts (Diane Brogdon)	3C

Management Company Present:

William (Billy) Laird
 Annalise Smith

A quorum was established with 13 of 18 (72.22%) of the members in good standing present in person or by proxy.

Proof of Notice

Notice of Annual Meeting was emailed June 7, 2024.

(Annual Meeting Information packets were emailed to owners on June 19. Owners were requested to review the materials prior to the meeting and make a note of any questions they may have.)

Ponderosa Condominiums Association, Inc.
Annual Meeting
June 22, 2024
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Reading and Approval of Past Minutes

Ann Hanson made the following:

- Motion:** To waive the reading of the minutes of the June 24, 2023 annual meeting and accept them as submitted
- Second:** Todd Boatright
- Vote:** Unanimous approval

Officers/Board Report

The Board Report was included in the Annual Meeting Packet. There were no questions or comments about the report. "**Ponderosa Rules & Regulations**" and "**Rules and Regulations for Improvements, Remodels, and Renovations of Condominium Units**" are included in the packet.

Manager's Report

There were no questions regarding the Manager's report.

Financial Report

Deviations from the budget were discussed with the biggest variance for the fiscal year being to the insurance expense.

Election of Directors

The term of Dan Key expires this year. Dan Key was elected to serve another 3-year term.

Unfinished Business

Members and management discussed the garage doors. There have been some minor repairs made to a few garage doors over the last year. Some of the gears and mechanics seem to get stripped due to the ice and freezing.

The Building 2 man door in the garage is sticking and needs to be adjusted. Management will check the doors.

The Board will discuss the hot tub at their meeting. Jerry Smith with Mountain Home Management has made sure all the jets are in working order and has tried to keep track of all the neck pillows that tend to get removed.

New Business

Consideration of the 2024 budget as required by Colorado Law

Colorado Law requires that unit owners be given the opportunity to veto the annual budget approved by the Board of Directors. There was no motion to veto the 2024 budget.

Ponderosa Condominiums Association, Inc.
Annual Meeting
June 22, 2024
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Excess Membership Income Resolution

Ann Hanson made the following:

Motion: To adopt the resolution that any excess membership income over membership expenses as defined in IRS Reg 1.277-1 shall be applied against the subsequent tax year operating expenses and/or reserve fund as provided by IRS Revenue Ruling 70-604.

Second: Dan Key

Vote: Unanimous approval

Establish Next Meeting Date

The next annual meeting will be on Saturday, June 21, 2025, at 10 AM MDT.

Todd Boatright made the following:

Motion: To adjourn the meeting.

Second: Michele Siemer

Vote: Unanimous

There being no further business, the meeting was adjourned at 10:21 AM.

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.

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.

Ponderosa Condominiums Association
Board of Directors Meeting
May 20, 2025 9 AM MDT
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

Management present by Zoom:

Annalise Smith, Mountain Home Management

A quorum was established with 3 of 4 Board members present.

Proof of Notice

Official notice was provided via email on May 19, 2025

New Business

Board Vacancy

Unit 1B sold in April, so Todd Boatright can no longer serve as a Director. A new Director will be elected at the Annual Meeting on June 21 for the remaining year of his term.

Hot Tub

The Board discussed the hot tub options as presented by Bill Racek. They would like to meet with Bill around the time of the annual meeting. The Board discussed the fence height requirement for the hot tub and asked that Bill verify the requirements.

Insurance

The Board discussed the increase in premiums for umbrella insurance. They agreed to increase the umbrella from \$2M to \$5M effective 6/1/25.

Unscheduled Business

The Board asked Annalise to reach out to SCJ Alliance Engineering & Surveying for an estimated cost of services to address the heaving of the asphalt in front of the garage doors. They also discussed potential solutions for the internet cabling throughout the exterior of the complex. Annalise will discuss options with her team.

There being no further business, the meeting was adjourned at 9:57 AM.



Officers/Board Report

June 21, 2025

Welcome new owners! Dan and Ashley Crowe are the new owners of Unit 1B as of April. The Crowes reside in Raymore, Missouri, a suburb of Kansas City.

Farewell to the Boatrights! Pete and Frances Boatright purchased Unit 1B in the early 1980s. Pete served on the Board from 1993 until his death in 2012. Sons Bart and Todd were Directors from 2012 to 2023 and 2023 to 2025 respectively. We are grateful for the many years the family lent their time and expertise to the Ponderosa Condo Association!

Board of Directors. Three Director positions will be elected at this year's meeting. Todd Boatright's term has one year remaining. The terms of Beverly Ross and Jim Peay expire this year. If you have the time and desire to serve on the Board, please consider volunteering!

Budget. If you're wondering why your monthly assessment increased significantly this year, it's mostly due to the cost of condominium association insurance. Our premiums have more than doubled since 2022, from \$16,427 to \$36,569 this year, even though our deductible was increased from \$5,000 to \$25,000! I've been told Colorado is experiencing an insurance crisis, much like California and Florida. Please see the article on page 26, which explains the situation better than I can.

Please review the "Unit Owner Letter" from Mamich Agency on page 27 that explains what your Condominium Unit Owners Policy coverage should include.

Good/Bad News. The good news is our snowplowing expense so far this year is \$3,400 under budget! The bad news is the lack of snow last winter and early runoff has led to moderate drought conditions in most of Gunnison County this spring.

Hot Tub Renovation. Bill Racek, owner of Cinnamon Mountain Architecture, is working on design and specifications for an updated hot tub and surrounding structure using low-maintenance materials. The Board will meet with Bill soon to review his plan for the project.

Spectrum Cable. According to Spectrum's technicians, the cable in our buildings is old and outdated and should be replaced. We are hoping to find a way to re-wire the units by routing the cable within the buildings, rather than attaching it to the exterior. We're also exploring other options to provide WiFi to our units.

Nordic Inn PUD. In February the Mt. CB Planning Commission recommended denial of a major alteration preliminary Planned Unit Development (PUD) proposed by Pearls Management LLC, owner of the Nordic Inn. The Planning Commission suggested the proponent withdraw the plan and modify it to address their concerns. The applicant chose to take the plan to the Mt. CB Town Council and in May the altered PUD was unanimously denied.

This is a good time to brush up on your knowledge of our Rules & Regulations! Please see pages 29-31.

Welcome to the Ponderosa Condominium Association's Annual Homeowners Meeting.

The following maintenance items have been completed since July of 2024:

- Backflow preventers were inspected
- All alarm devices were tested
- Fire extinguishers were inspected
- Scraped, sanded and touch up painting completed
- Damaged stucco was repaired
- Damaged window screens were repaired
- Damaged window in 2A repaired by Pella windows
- Weekly mowing, weed eating. We re-seeded the grass in the upper lot due to the scraping of the ground caused by snowplow machines
- Carpets were cleaned by Castles Cleaning in May of 2025

Capital Projects

The Ponderosa Board of Directors is working with local architect, Bill Racek, on a hot tub replacement. Currently, \$30,000 is included in the capital budget for this project.

Upcoming Maintenance Items

- Brian Ash will be spraying for noxious weeds late June or early July
- Unit 1D's exterior alleyway window will get replaced after order is finalized
- Building 3 railing will be adjusted and secured
- An estimate for crack sealing and sealcoating of the parking lots and walkways will be obtained
- Mountain Home Management will repair and adjust loose stones throughout the complex

Maintenance Considerations

- The asphalt in front of the garages tends to heave every year. The board has asked Mountain Home Management to get a preliminary estimate from SCJ Alliance to address this issue

Financial Report

Fiscal Year-End Recap – December 31, 2024

Operating Income & Expenses

The operating section of the budget report reflected a net loss of \$2,939 while a net loss of \$320 was budgeted.

Capital Reserve Income & Expenses

The capital section of the Budget Report was \$2,590 over budget. The staining of the exterior natural wood was completed over the fall.

Total Net Loss for the fiscal year ending December 31, 2024 was \$1,207.

Balance Sheet

At fiscal year end, the association had \$10,537 in the Operating Fund (Checking Account) and \$63,165 in the Capital Reserve Fund (Money Market Savings Account).

The December 31, 2024 fiscal year end audit completed by McNurlin, Hitchcock, & Associates will be posted on ponderosacondos.org for your review in the coming weeks.

Balance Sheet – May 31, 2025

As of May 31, 2025 the Association had \$22,707 in the Operating Fund and \$66,979 in the Capital Reserve Fund.

Accounts Receivable was -\$8,089. Accounts Payable was \$7,759.

Operating Expenses

Operating Expenses as of May 31, 2025 were \$4,596 under budget. Various line items were slightly over budget.

- **Snow Plowing:** under budget by \$3,419.
- **Insurance:** over budget by \$798 as Colorado has seen a consistent and significant increase in insurance premiums.
- **Roof Snow Removal:** over budget by \$225. The roofs were shoveled twice over the winter.
- **Utilities:** Cable TV & Internet along with Trash Removal were slightly over budget.

Capital Expenses

The capital project approved for completion in 2024 was the sealing of the natural wood throughout the complex. The adjusted bid received from Altitude Painting totaled \$16,130. The actual cost of the exterior sealing came out \$15,880. Caulking of the windows was added to the scope of work for an additional \$610 bringing the total to \$16,490. This exceeded the budgeted amount by \$2,590.

Replacement of the hot tub is budgeted for 2025. The board of directors is at the beginning stages of working through the plan for this project.

Ponderosa Condominiums Association, Inc.

Balance Sheet

As of December 31, 2024

Accrual Basis

	<u>Dec 31, 24</u>
ASSETS	
Current Assets	
Checking/Savings	
Basic Business Checking Bank of the West	10,252.00
Money Market Select Business Savings Bank of the West	63,164.98
Total Checking/Savings	73,416.98
Accounts Receivable	
1050 · Accounts Receivable-Owners	1,125.20
Total Accounts Receivable	1,125.20
Other Current Assets	
1110 · Prepaid Expense	672.00
Total Other Current Assets	672.00
Total Current Assets	75,214.18
Fixed Assets	
1215 · Equipment	1,601.59
1250 · Accumulated Depreciation	-1,601.59
Total Fixed Assets	0.00
TOTAL ASSETS	<u>75,214.18</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2005 · Accounts Payable	3,835.61
Total Accounts Payable	3,835.61
Total Current Liabilities	3,835.61
Total Liabilities	3,835.61
Equity	
Fund Balance	72,870.37
Net Income	-1,491.80
Total Equity	71,378.57
TOTAL LIABILITIES & EQUITY	<u>75,214.18</u>

Ponderosa Condominiums Association, Inc.

Budget Report

Accrual Basis

	Jan - Dec 24	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
Annual Short-Term Rental Fee	6,370.00	6,370.00	0.00
Regular Operating Assessments	124,200.00	124,200.00	0.00
Late Fees	65.42	0.00	65.42
Miscellaneous Income	378.53	450.00	-71.47
Total Income	131,013.95	131,020.00	-6.05
Gross Profit	131,013.95	131,020.00	-6.05
Expense			
Audit & Tax Preparation	4,600.00	4,600.00	0.00
Contract Services			
Alarm System Monitoring & Maintenance	1,248.30	1,250.00	-1.70
Backflow Preventer Testing	600.00	600.00	0.00
Carpet Cleaning	407.07	525.00	-117.93
Electrical Equipment Maintenance	0.00	250.00	-250.00
Fire Extinguisher Inspections	499.97	350.00	149.97
Garage Door Repairs	405.19	360.00	45.19
Hot Tub Repairs	0.00	750.00	-750.00
Irrigation System Shut Down	285.00	325.00	-40.00
Other Contract Services	135.98	200.00	-64.02
Snow Plowing	6,704.80	7,500.00	-795.20
Window & Door Glass Replacement	416.32	0.00	416.32
Total Contract Services	10,702.63	12,110.00	-1,407.37
Insurance	28,590.01	22,850.00	5,740.01
Legal Fees	68.00	53.00	15.00
Maintenance Supplies			
Hot Tub Supplies	785.57	1,500.00	-714.43
Landscaping Supplies	195.23	400.00	-204.77
Other Supplies	496.99	275.00	221.99
Paint Supplies	264.17	0.00	264.17
Total Maintenance Supplies	1,741.96	2,175.00	-433.04
Management Fees			
Management Fee - Contract	38,400.00	38,400.00	0.00
Other Labor - Hourly	0.00	64.00	-64.00
MHM Markup	0.00	50.00	-50.00
Roof Snow Removal	2,543.75	3,025.00	-481.25
Snow Plowing	0.00	300.00	-300.00
Total Management Fees	40,943.75	41,839.00	-895.25
Miscellaneous Expenses	84.00	75.00	9.00
Utilities			
Cable TV & Internet	12,506.27	12,380.00	126.27
Electricity	4,025.22	3,921.00	104.22
Telephone (Alarm System)	615.97	594.00	21.97
Trash Removal	3,352.42	4,300.00	-947.58
Water & Sanitation	27,007.90	26,443.00	564.90
Total Utilities	47,507.78	47,638.00	-130.22
Total Expense	134,238.13	131,340.00	2,898.13
Net Ordinary Income	-3,224.18	-320.00	-2,904.18
Other Income/Expense			
Other Income			
Capital Reserve Assessments	8,640.00	8,640.00	0.00
Capital Special Assessments	9,000.00	9,000.00	0.00
Capital Reserve Interest Income	582.38	400.00	182.38
Total Other Income	18,222.38	18,040.00	182.38
Other Expense			
Capital Expenses			
Stain Exterior Natural Wood	16,490.00	13,900.00	2,590.00
Total Capital Expenses	16,490.00	13,900.00	2,590.00
Total Other Expense	16,490.00	13,900.00	2,590.00
Net Other Income	1,732.38	4,140.00	-2,407.62
Net Income	-1,491.80	3,820.00	-5,311.80

Ponderosa Condominiums Association, Inc.

2025 Budget Overview

	Jan - Dec 25
Ordinary Income/Expense	
Income	
Regular Operating Assessments	139,104.00
Short-Term Rental Fees	6,300.00
Special Assessments	0.00
Late Fees	70.00
Interest Income	300.00
Total Income	145,774.00
Gross Profit	145,774.00
Expense	
Audit & Tax Preparation	5,050.00
Contract Services	
Alarm System Monitoring & Maintenance	1,250.00
Backflow Preventer Testing	600.00
Carpet Cleaning	500.00
Electrical Equipment Maintenance	400.00
Fire Extinguisher Inspections	515.00
Garage Door Repairs	600.00
Hot Tub Repairs	400.00
Irrigation System Shut Down	295.00
Other Contract Services	600.00
Snow Plowing	7,500.00
Total Contract Services	12,660.00
Insurance	32,976.00
Legal Fees	53.00
Maintenance Supplies	
Hot Tub Supplies	1,500.00
Landscaping Supplies	200.00
Other Supplies	500.00
Total Maintenance Supplies	2,200.00
Management Fees	
Management Fee - Contract	38,400.00
MHM Markup	43.00
Roof Snow Removal	4,500.00
Snow Plowing	150.00
Total Management Fees	43,093.00
Miscellaneous Expenses	84.00
Utilities	
Cable TV & Internet	13,131.00
Electricity	4,350.00
Telephone (Alarm System)	653.00
Trash Removal	2,500.00
Water & Sanitation	28,628.00
Total Utilities	49,262.00
Total Expense	145,378.00
Net Ordinary Income	396.00
Other Income/Expense	
Other Income	
Capital Reserve Assessments	8,640.00
Capital Special Assessments	9,000.00
Capital Reserve Interest Income	300.00
Total Other Income	17,940.00
Other Expense	
Capital Expenses	
Replace Hot Tub	30,000.00
Sealcoat	10,166.00
Total Capital Expenses	40,166.00
Total Other Expense	40,166.00
Net Other Income	-22,226.00
Net Income	-21,830.00

Ponderosa Condominiums Association Reserve Study

2025 - 2034

	Project Title	Last Year Completed	Life (Years)	Life Left	Last Cost	Estimate 2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
1	Paint Interior Hallways/ Doors/Trim	2008	15	-2	3,690	5,300		5,623								
2	Carpet Hallways	2008	15	-2	6,164	8,846		9,385								
3	Patio Furniture	2004	20	-1	732	1,220		1,294								
4	Hot Tub	2004	20	-1	Incl in 29	Unknown	30,000									
5	Seal Coat/Crack Seal/Stripe Parking Lot	2022	3	0	9,264	9,870	10,166			11,109			12,139			
6	Alarm System	2001	25	1	3,400	6,047		6,415								
7	Crawl Space Vapor Barrier	2016	10	1	1,320	1,732		1,837								
8	Paint Exterior Stucco & Painted Wood Trim	2002	25	2	16,650	29,183			31,889							
9	Seal Exterior Natural Wood	2024	3	2	15,880	15,880			17,353			18,962			20,720	
10	Overhead Doors-Bldg 2	2000	30	5	4,600	8,403						10,034				
11	Front Entry Doors (3)	2001	30	6	Incl in 27	Unknown							Unknown			
12	Deck Railings	2001	30	6	Incl in 27	Unknown							Unknown			
13	Patio - Level Pavers	2011	20	6	2,993	4,182							5,143			
14	Water Heaters-Sauna Showers (2)	2016	15	6	2,079	2,727							3,354			
15	Backflow Preventers	2016	15	6	4,588	6,019							7,403			
16	Seal Chimney Chases Wood	2016	15	6	5,000	6,559							8,067			
17	Overhead Doors-Bldg 1	2002	30	7	4,600	8,062								10,213		
18	Rear Entry Doors (4)	2003	30	8	2,064	3,543									4,623	
20	Garage Roof Snow Brakes	2008	30	13	7,000	10,045										
21	Rebuild Bldg 3 Front Stairs	2019	20	14	3,771	4,640										
22	Repave Parking Lots/Walks	2019	20	14	75,985	93,486										
23	Garage Man Doors (2)	2019	20	14	1,479	1,820										
24	Water Meters	2023	20	18	6,036	6,233										
25	Unit Entry Doors	1978	>30		Unknown	18,000										
26	Electrical Equipment (per bldg)	1978	>30		Unknown	8,500										
27	Decks/Roof Extension	2001	>30		251,085	446,527										
28	Concrete Floor Bldg 1	2003	>30		18,905	32,450										
29	Hot Tub Renovation, Shed, Stairs	2004	>30		111,164	185,272										
30	Roofs	2006	>30		107,340	166,503										
31	Bldg 3 Porch Supports & Retaining Wall	2007	>30		26,078	39,520										
32	Windows & Patio Doors	2008	>30		154,894	222,284										
33	Attic Insulation	2009	>30		2,565	3,460										
34	Crawl Space & Exterior Drainage Repairs	2009	>30		76,598	112,278										
35	Retaining Walls - North	2011	>30		44,393	62,027										
36	Main Water Shutoff	2011	>30		750	1,048										
37	Metal Trim - Chimney Chases	2014	>30		1,200	1,590										
38	Retaining Walls - Front Parking Lot	2018	>30		66,250	82,985										
39	Cultured Stone Veneer Bldg 3 Foundation	2022	>30		3,000	3,196			3,492							
	Annual Totals:				1,041,517	1,619,437	40,166	24,555	52,734	11,109	-	28,995	36,105	10,213	25,343	-

Ponderosa Condominiums Association, Inc.

Balance Sheet

As of May 31, 2025

Accrual Basis

	May 31, 25
ASSETS	
Current Assets	
Checking/Savings	
Basic Business Checking Bank of the West	22,707.04
Money Market Select Business Savings Bank of the West	66,978.79
Total Checking/Savings	89,685.83
Accounts Receivable	
1050 · Accounts Receivable-Owners	-8,089.00
Total Accounts Receivable	-8,089.00
Other Current Assets	
1110 · Prepaid Expense	392.00
1499 · Undeposited Funds	2,057.70
Total Other Current Assets	2,449.70
Total Current Assets	84,046.53
Fixed Assets	
1215 · Equipment	1,601.59
1250 · Accumulated Depreciation	-1,601.59
Total Fixed Assets	0.00
TOTAL ASSETS	84,046.53
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2005 · Accounts Payable	7,758.70
Total Accounts Payable	7,758.70
Total Current Liabilities	7,758.70
Total Liabilities	7,758.70
Equity	
Fund Balance	71,663.57
Net Income	4,624.26
Total Equity	76,287.83
TOTAL LIABILITIES & EQUITY	84,046.53

Ponderosa Condominiums Association, Inc.

Budget Report

Accrual Basis

	Jan - May 25	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
Annual Short-Term Rental Fee	6,300.00	6,300.00	0.00
Regular Operating Assessments	57,960.00	57,960.00	0.00
Late Fees	54.00	30.00	24.00
Interest Income	0.00	125.00	-125.00
Total Income	64,314.00	64,415.00	-101.00
Gross Profit	64,314.00	64,415.00	-101.00
Expense			
Audit & Tax Preparation	4,850.00	5,050.00	-200.00
Contract Services			
Alarm System Monitoring & Maintena...	280.00	400.00	-120.00
Carpet Cleaning	442.47	500.00	-57.53
Electrical Equipment Maintenance	0.00	400.00	-400.00
Garage Door Repairs	0.00	300.00	-300.00
Hot Tub Repairs	0.00	400.00	-400.00
Other Contract Services	0.00	600.00	-600.00
Snow Plowing	1,581.28	5,000.00	-3,418.72
Window & Door Glass Replacement	165.07		
Total Contract Services	2,468.82	7,600.00	-5,131.18
Insurance	14,089.96	13,292.00	797.96
Maintenance Supplies			
Hot Tub Supplies	379.61	450.00	-70.39
Landscaping Supplies	20.95	0.00	20.95
Other Supplies	-15.51	210.00	-225.51
Total Maintenance Supplies	385.05	660.00	-274.95
Management Fees			
Management Fee - Contract	16,000.00	16,000.00	0.00
MHM Markup	0.00	22.00	-22.00
Roof Snow Removal	4,725.00	4,500.00	225.00
Snow Plowing	0.00	150.00	-150.00
Total Management Fees	20,725.00	20,672.00	53.00
Miscellaneous Expenses	84.00	0.00	84.00
Utilities			
Cable TV & Internet	5,535.48	5,473.00	62.48
Electricity	1,976.09	2,072.00	-95.91
Telephone (Alarm System)	271.97	275.00	-3.03
Trash Removal	1,218.28	1,080.00	138.28
Water & Sanitation	11,898.90	11,926.00	-27.10
Total Utilities	20,900.72	20,826.00	74.72
Total Expense	63,503.55	68,100.00	-4,596.45
Net Ordinary Income	810.45	-3,685.00	4,495.45
Other Income/Expense			
Other Income			
Capital Reserve Assessments	3,600.00	3,600.00	0.00
Capital Reserve Interest Income	213.81	125.00	88.81
Total Other Income	3,813.81	3,725.00	88.81
Other Expense			
Capital Expenses			
Replace Hot Tub	0.00	30,000.00	-30,000.00
Total Capital Expenses	0.00	30,000.00	-30,000.00
Total Other Expense	0.00	30,000.00	-30,000.00
Net Other Income	3,813.81	-26,275.00	30,088.81
Net Income	4,624.26	-29,960.00	34,584.26

RESOLUTION OF PONDEROSA CONDOMINIUMS ASSOCIATION

June 21, 2025

**RE: EXCESS MEMBERSHIP INCOME APPLIED TO THE FOLLOWING
YEARS' OPERATING EXPENSES AND/OR RESERVE FUND**

WHEREAS, Ponderosa Condominiums Association is a Colorado condominium association duly organized and existing under the laws of the State of Colorado; and

WHEREAS, the members desire that the Association shall act in full accordance with the rulings and regulations of the Internal Revenue Service;

NOW, THEREFORE, the members hereby adopt the following resolution by and on behalf of Ponderosa Condominiums Association:

RESOLVED, that any excess of membership income over membership expenses as defined in IRS Reg. 1.277-1 for the year ended December 31, 2025 shall be applied against the subsequent tax year operating expenses and/or reserve fund as provided by IRS Revenue Ruling 70-604.

This resolution is adopted and made a part of the minutes of the meeting of Ponderosa Condominiums Association.

BY: _____
President

ATTESTED: _____
Secretary

Explanation of Resolution

Revenue Ruling 70-604 is a tax ruling only. The purpose of this ruling is to allow a homeowners association to avoid taxation on any excess member income (as defined in the Internal Revenue Code) that may inadvertently arise in a given tax year. The ruling states that the members of the Association meet to make the election. The ruling applies to any excess member income. The ruling allows two options only; (1) refund the excess member income to the members or (2) apply the excess to the following year's assessments.

The Board of Directors has determined that it is impractical to attempt to refund the excess member income because of the administrative issues involved and the fact that the excess member income may be needed as working capital to pay for continuing Association operating expenses. Therefore, the Board of Directors requests that you approve an election under Revenue Ruling 70-604 to apply any excess member income to the following year's assessments. This does not mean that the assessments for next year will be reduced. Since expenses typically rise year-to-year, it is probable that any excess member income will be absorbed by an increase in expenditures.

Failure to approve this election may mean that the Association will be subject to additional federal income taxes, which will cause a rise in assessments for all members.

Board of Directors Meeting
June 21, 2025 • Following Annual Meeting

AGENDA

1. Roll Call
2. Proof of Notice
Official notice was provided by email on June 4, 2025
3. Reading and Approval of Minutes
 - a. Board Meeting June 22, 2024
 - b. Board Meeting December 5, 2024
 - c. Board Meeting May 20, 2025
4. Election of Officers
5. Unfinished Business
 - a. Hot Tub
6. New Business
 - a. Replacement of TV/internet cable
 - b. Heaving of asphalt in front of garage doors in winter
 - c. Replacement of Building 3 back door
7. Adjournment

“Why Does Condo Association Insurance Cost Increase Every Year In Colorado?”

The Basics of Condo Association Insurance

The primary function of condo association insurance is to cover the shared property against various risks, including fire, theft, and liability claims. Unlike traditional homeowners insurance, which protects individual units, condo association insurance protects the entire property as a whole.

Most policies are divided into two main categories: property insurance and liability insurance. Property insurance includes coverage for physical damage to the building and common areas, whereas liability insurance protects the association from claims arising due to accidents in these areas.

Key Components of Condo Association Insurance

When looking at a condo association insurance policy, it is crucial to understand its key components. These often include:

- **Property Coverage:** Covers damages to common areas and physical structures.
- **General Liability:** Offers protection against lawsuits related to accidents in communal areas.
- **Directors and Officers Insurance:** Protects board members from personal liability for decisions made on behalf of the association.
- **Flood and Earthquake Insurance:** Additional coverage that may be necessary depending on the property location.

Another critical aspect of condo association insurance is the role of deductibles. The deductible is the amount that the association must pay out-of-pocket before the insurance coverage kicks in. Understanding the implications of different deductible levels is essential for financial planning. A lower deductible may seem attractive but can lead to higher premium costs, while a higher deductible could save money on premiums but may pose a financial risk in the event of a claim. Associations should carefully evaluate their financial situation and risk tolerance when selecting their deductible amounts.

The Role of Location in Insurance Costs

The geographical location of a condo complex plays a crucial role in determining insurance costs. In Colorado, certain areas may be prone to higher risks such as wildfires, flooding, or snow-related damage. These environmental factors can lead to increased premiums as insurers adjust their rates based on local risk assessments.

Additionally, urban areas with higher populations may experience more claims due to density, leading insurers to raise their rates in those locations. Conversely, rural areas might see lower costs but are still subject to fluctuations based on prevalent risks. It's also important to consider the proximity to emergency services; condos located near fire stations or hospitals may benefit from lower premiums, as the risk of severe damage or loss can be mitigated by quicker response times in emergencies.

Impact of Natural Disasters on Insurance Rates

Naturally occurring events have a profound impact on insurance costs. In Colorado, the increased frequency of natural disasters such as wildfires, hailstorms, and floods has heightened the risk for insurers. Following severe weather events, insurance companies often reassess their rates, leading to significant hikes in premiums. The cumulative effect of successive disasters can create a substantial financial impact on condo associations.

Insurers continuously evaluate the historical data on claims to adjust their pricing models, thus further influencing the costs associated with condo insurance. Board members must be aware

that a history of claims can result in increasing rates for all associations within a similar risk area. Furthermore, the growing trend of climate change is causing insurers to rethink their risk assessments, which could lead to more unpredictable fluctuations in insurance costs as they adapt to the evolving landscape of natural disasters.

The Effect of Building Age and Maintenance on Insurance

The age and condition of the building also play a significant part in determining insurance costs. Older buildings may require more maintenance and may present more risks than newer constructions. If a condo complex shows signs of aging infrastructure, insurance providers may raise premiums to account for potential issues that could result in costly claims.

Regular maintenance is crucial in mitigating these risks. Not only does consistent upkeep help keep insurance costs manageable, but it also enhances the property value and ensures the safety of all residents. Therefore, condo associations should prioritize timely renovations and inspections to avoid higher premium costs. Additionally, investing in modern safety features, such as updated wiring, fire alarms, and security systems, can not only reduce the likelihood of claims but may also qualify the association for discounts on their insurance premiums, creating a win-win situation for both the residents and the board members.

Colorado's Unique Insurance Landscape

The insurance landscape in Colorado has its unique attributes shaped by local laws, regulations, and the state's climatic conditions. An understanding of these aspects is vital for condo associations as they navigate their insurance needs.

Colorado's Condo Association Insurance Laws

In Colorado, there are specific legal requirements regarding condo association insurance that boards need to adhere to. The Colorado Common Interest Ownership Act mandates that associations maintain property insurance for common elements and liability coverage. Failure to comply with these requirements can lead to severe financial repercussions, including higher premiums and potential lawsuits.

Moreover, local legislation may impose additional insurance obligations depending on the construction type or property location. Associations must stay abreast of any legislative changes to ensure they are adequately covered and compliant. It's also essential for boards to regularly review their insurance policies and coverage limits, as changes in the property value or the number of units can necessitate adjustments to their insurance strategy.

The Impact of Colorado's Climate on Insurance Costs

Colorado's diverse climate also has significant implications for condo association insurance. The state experiences various weather conditions, from heavy snowfalls to intense wildfires, leading to different types of risks that insurers must consider. These climatic challenges can result in fluctuating insurance premiums.

(Excerpts from pureriskadvisors.com, the website of Pure Risk Advisors Independent Insurance Agency, Buena Vista, Colorado)



April 14, 2025

Unit owners of Ponderosa Condominium Association:

This letter is to assist in clarifying the coverages provided by the Ponderosa Condominium Association insurance policy, which continues to be insured with Farmers Insurance effective 4/1/2025 (*see disclaimer). Although there has been no significant change in coverage pertaining to the unit, there is consistently the need to help clarify the extent of the association coverage and what insurance the residential unit owners should purchase personally. This description applies only to residential unit owners and does not apply to commercial unit owners, who are always required to insure the interior finish of their units.

In the current policy period, the Ponderosa Condominium Association policy is written in a format known as "current construction", or "inclusive" coverage, or sometimes "studs in" coverage - as opposed to "bare walls" coverage.

To unofficially clarify this coverage format, it can be said that "if you shook the residential unit or turned it over, property within the unit that does not move is Building Property and is within the scope of the association policy." This would include interior walls, doors, finished floor coverings, cabinets, fixtures and built-in appliances including unit-owner upgrades to a residential unit*.

Although this coverage format is among the best in the industry, it does not encompass everything or all of your insurable interest within your unit.

For example, the current association general building deductible is **\$25,000**. It is entirely possible for there to be a claim within your unit in which you would be called upon to make up the \$25,000 gap in building coverage. **In addition to the general building deductible, Farmers is also now requiring a 1% wind & hail deductible, which may require an adjustment on your unit owners policy as well.** Additionally, there are several other necessary coverages not available on the association policy which you should insure.

As a residential unit owner, you are strongly advised to make up what is not covered in the unit by purchasing your own Condominium Unit Owners Policy (AKA HO6 policy). *Please note that these policies are appropriate for townhomes as well.* Many unit owners have this coverage at adequate limits already. If you do not already have a Condominium Unit Owners insurance policy, it is strongly suggested that you purchase one. To insure the gap in building coverage, you will need to insure Building Property or Building and Alterations coverage within the perimeter walls of your unit at the replacement value of not less than **\$25,000** (a \$30,000 limit is inexpensive and suggested).

In addition to Building and Alterations, most unit owner's policies will include coverage for your Personal Property within the unit; the Loss of Use or Loss of Rental Income as applicable; Loss Assessment; and Personal Liability.

We also recommend adding coverage for Backup of Sewers & Drains to your unit owner policy if you have not previously done so. Please note, some carriers will limit coverage for an assessed hail deductible, below the amount necessary to fund an owner's portion of an assessment. We strongly advise you to ensure that your limit is adequate and not limited when covering an assessed hail deductible. A sample of coverages that should be on your policy follows:

Building Property	\$30,000 (suggested)
Personal Property	Replacement Cost limits
Loss of Use (Loss of Rents)	as needed
Loss Assessment	\$25,000 (not less than) ***
*** Make sure you have adequate coverage for your portion of the 1% of limit wind and hail deductible and that full limit is accessible. Some carriers will limit claim payments on an assessed hail deductible to a fixed amount. It is CRITICAL to ensure that your Unit Owner Policy (HO6) language does not include any such limitation provision.	
Personal Liability	\$1,000,000 (not less than)
Back Up Sewer & Drain	\$30,000 (if possible)

Under certain conditions and/or subject to non-discriminatory standards described within Colorado Statutes, it is entirely possible for a unit owner to be assessed the condominium deductible. Unlike Farmers, not all insurance companies will respond to such a claim. It is highly advised that you consult with your agent or examine your unit owner's policy to confirm the coverage for the assessment of an association deductible.

If you own a rental unit, it is also advised to verify that the peril of theft is covered under your current policy. It is not uncommon for insurance companies to exclude theft of personal property within your rented unit. Again, consult your agent or policy regarding this potential gap in coverage.

The board of your association is **not** directing you to purchase your policy from any particular insurance company or agency. In fact, these types of policies are common in the industry and typically inexpensive to purchase. If you now have a policy, call your current agency and have them modify your coverage to limits not less than those shown above. If you do not have a policy, our agency will be more than happy to assist in placing your coverage. Please contact Mamich Agency at 970-879-1330. Also see **mamichagency.com** for more details.

This letter is not meant to preclude the professional responsibility of your current insurance agent to design and suggest coverages which fulfill your specific needs. Depending on the underwriting requirements of your insurance company, there quite possibly could be reasons for more or different coverages than those shown above.

Failure to heed this warning could be expensive. Please contact your agent immediately.

Commercial Team
Mamich Agency

***Disclaimer:** This document is meant to be a general description of coverages for use as a guideline in the purchase of personal individual unit owner's policies only. All association coverages are subject to specific policy language, exclusions and limitations of policy number 045934122 issued by Truck Insurance Exch. All claims, both future and past, will be adjusted and evaluated by use of the specific causes of loss peculiar to the event in question with insurance proceeds subject to the specific applicable policy language in force at the time of the loss.



Rules and Regulations

Amended June 22, 2024

The purpose of the Rules and Regulations for the Ponderosa Condominiums Association is to provide an appealing and enjoyable environment, to protect the property's appearance, and to assure that each resident (owner, guest, tenant or short term renter) enjoys full benefit of occupancy, while at the same time respecting the rights and privileges of others.

1. The hot tub and saunas are open from 9:00 AM to 9:00 PM daily.
2. Quiet hours are from 10:00 PM to 8:00 AM. Excessive noise that is disturbing to others is prohibited. Such noise includes, but is not limited to, pets, music, outdoor conversation, indoor conversation, television sound, automobile horns and engine noises.
3. **All vehicles on the premises must have a clearly visible official Ponderosa Condominiums Association parking permit.** Parking is permitted in designated areas only. No more than two vehicles shall be kept, maintained or allowed on the property of Ponderosa Condominiums for each condominium unit, including those parked in garages. No motor homes, buses, or trailers are to be parked at any location on the property. No vehicle shall remain parked upon the property unless it is in good working condition and used for actual transportation. Exterior parking is only for temporary parking of vehicles being used on a continuous basis and not for long-term parking or storage. The Board of Directors has directed Management to remove vehicles at owner's expense, which are in violation of these rules.
4. **Pet Policies**
 - a. **Guests, tenants, and renters are NOT permitted to occupy a unit with a pet.**
 - b. Owners may reside in a unit with **one** domesticated pet (limited to a cat or a dog).
 - c. Owners may, at their discretion, allow immediate family members to occupy a unit with a pet without the owner being present. "Immediate family" is limited to spouse, parents, adult children (age 21 or older) and adult grandchildren (age 21 or older).
 - d. Owner must notify Association Manager of the name, relationship, and mobile phone number of family members who have permission to occupy a unit with a pet.
 - e. The pet must be housebroken, well-behaved, up to date on rabies vaccine, and be flea- and tick-free.
 - f. A pet may not be left unattended in common areas or on a deck at any time.
 - g. A pet must be on a leash and kept under control at all times while outside the unit.
 - h. Pet waste must be picked up immediately and properly disposed of.
 - i. Owner is responsible for any damage to common areas caused by pets.

5. Charcoal burners and other open-flame cooking devices are not permitted on decks. A common gas grill is available at the patio on a first come first served basis during the summer season.
6. General and limited common elements will be used so as to respect the rights and privileges of other occupants. Personal property may not be stored in general common areas; this includes the parking lots, entrances, hallways, stairwells and landings, and the perimeter of the buildings. No motor home, skis, bicycles, motorcycles, snowmobiles, etc., shall be stored or maintained by any unit owner upon the exterior property of Ponderosa Condominiums. Management has been directed to remove such property in these areas within 48 hours after giving resident written notice.
7. Balconies must remain clear of all items except deck or patio furnishings.
8. Bicycles, skateboards, roller blades, etc. are not permitted on the drainage ramp between Buildings 1 and 2.
9. Conducting a business in a condominium unit is prohibited if that business requires clients to visit the premises, use the parking facilities, or in any way infringes on the quiet enjoyment of the property by other residents.
10. No owner may install any permanent plumbing, wiring or air conditioning equipment, except with the prior written approval of the Board of Directors.
11. Unreasonable ongoing noxious smells that penetrate the common areas or another unit are prohibited.
12. Owners who rent long term are responsible for informing their tenants of these Rules and Regulations. Failure of tenants to comply may result in the Association requiring the owner to evict the offending tenants.
13. No commercial signs, advertisements, or notices shall be exhibited or fixed on any part of the outside or inside of the buildings.
14. **All unit entry doors at Ponderosa Condominiums are required to be on the master key system.**

Every resident shall comply with and abide by all Rules and Regulations set forth above and as amended from time to time. The above Rules and Regulations shall in no way amend or alter the Articles of Incorporation, Condominium Declaration or Bylaws of the Association, but shall only be supplemental thereto.

VIOLATIONS

Violations by a Short Term Renter

Owners of rental units shall provide Association Manager with the name of owner's rental manager. This information must be kept current.

Manager shall immediately notify a short-term renter of a violation of Rules and Regulations.

If violation is not immediately remedied, Manager shall notify rental manager in writing. Rental manager has 24 hours after receipt of notice to cure violation. If violation is not cured a fifty-dollar (\$50.00) per day

charge shall be assessed against Owner and added to Owner's Association account.

All Other Violations

Manager shall notify owner in writing of violation of Rules and Regulations.

Owner has three (3) days after receipt of notice to cure violation and if such violation is not cured, a fifty (\$50.00) per day charge shall be assessed against Owner and added to Owner's Association account.

FAILURE TO PAY ASSESSED CHARGES SHALL RESULT IN THE ASSOCIATION PLACING A LIEN ON THE UNIT.