**Ponderosa Condominiums Association, Inc.**
**Annual Meeting**
June 27, 2026 – 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:**

| | |
|---|---|
| Pam & Sylvain Hayoun | 1A |
| Molly Mootz | 1D |
| Michelle & Scott Siemer | 1E |
| Megan Hiles | 2C |
| Steffen & Jen Ammon | 2D |
| Beverly Ross | 2E |
| Diane Brogdon | 3C |

**Members Present by Proxy:**

| | |
|---|---|
| Beverly Ross proxy for: | |
| Dan and Ashley Crowe | 1B |
| Jim Peay | 1C |
| Rob & Ann Hanson | 1F |
| Bud Tasch | 3B |
| | |
| Megan Hiles proxy for: | |
| Andrew & Alexandra Holmgren | 2A |
| Dan & Le Ann Key | 2B |

**Management Company Present:**
William (Billy) Laird
Juliana Spinella

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 5, 2026.

**Reading and Approval of Past Minutes**
Scott Siemer made the following:

> **Motion**: To waive the reading of the minutes of the June 21, 2025 annual meeting and accept them as written.
> **Second**: Diane Brogdon
> **Vote**: Unanimous approval

**Manager's Report**
There were no questions regarding the Manager's report.

**Financial Report**

Roof snow removal line is slightly over budget due to management protecting buildings against melting and dripping from hot winter. Billy explained how the warmer weather also caused some window issues this year. Management has worked diligently to get repaired, as well as one or two stucco repair patches.

**Election of Directors**

The terms of Jen Ammon and Ike Hiles expire this year. Jen and Ike volunteered to serve again, and were unanimously elected for three-year terms.

**Unfinished Business**

The replacement of the hot tub was discussed. Mountain Home Management had submitted a bid, but the Board has been unable to obtain additional bids for the project. It is unlikely that the hot tub replacement will occur this fall.

**New Business**

**Consideration of the 2026 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 2026 budget.

**Adoption of Excess Membership Income Resolution**

Jen Ammon 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:** Scott Siemer
> **Vote:** Unanimous approval

Billy requested that any issues with Spectrum services be reported to Mountain Home Management so they are aware of problems and can direct Spectrum to the proper unit.

Shelli Seimer asked about maintenance of smoke detectors. Billy stated that HVM Security Services inspects and maintains the system every year in the fall.

Billy explained that touch-up painting in common areas would be done after the busy summer season. Updating of common hallway paint and carpet is listed in the Reserve Study for this year. Beverly said that a designer would be consulted to assist with paint and carpet selections.

It was suggested that the Association's owner directory include owners' email addresses and phone numbers. Colorado law prohibits sharing of that information without the permission of the owner. Management will poll the owners to determine if they wish to have their contact information listed in the Association directory.

Beverly suggested that disposal of large items in the dumpster be done only during off seasons to prevent the need for unscheduled pickups which are very costly. Management will try to better police this.

**Establish Next Meeting Date**

The next annual meeting will be on Saturday, June 26, 2027, at 10 AM MDT.

Pam Hayoun made the following:

**Motion**: To adjourn the meeting.
**Second**: Jen Ammon
**Vote**: Unanimous

There being no further business, the meeting was adjourned at 10:44 am.

Ponderosa
Condominiums Association, Inc.

# Annual Meeting Information
# June 27, 2026

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Mailing Address:
PO Box 4293
Crested Butte CO 81225-3043

Email: pca.mtcb.co@gmail.com

Physical Address:
17 Treasury Road
Mount Crested Butte CO 81225

# 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 27, 2026, 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 26, 2026.

Dated this 5th day of June 2026.

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.

Ponderosa Condominiums Association, Inc.

# Agenda
## Annual Homeowners Meeting
## June 27, 2026 10:00 A.M. MDT
## Zoom Meeting

1. **Call to Order**
2. **Proof of Notice**
   Notice of Ponderosa Annual Meeting emailed June 5, 2026
3. **Roll Call/Establish Quorum**
4. **Reading and Approval of Minutes**
   Annual Homeowners Meeting, June 21, 2025
5. **Reports**
   a. Board Report
   b. Manager's Report
   c. Financial Report
6. **Election of Directors***
   The terms of Ike Hiles and Jennifer Ammon expire this year.
7. **Unfinished Business**
   a. Hot Tub
8. **New Business**
   a. Consideration of 2026 budget as required by Colorado law**
   b. Excess Membership Income Resolution
   c. Spectrum Cable TV Issues
   d. Establish 2027 Annual Meeting Date (June 26?)
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 27, 2026

| | Term Expires: |
|---|---|
| President: | |
| Beverly Ross<br>Prairie Village, KS<br>Unit 2E<br>Email: bevross@att.net | 2028 |
| Vice-President: | |
| Jim Peay<br>Denver, CO<br>Unit 1C<br>Email: jrpeay@comcast.net | 2028 |
| Secretary/Treasurer: | |
| Ike Hiles<br>Denver, CO<br>Unit 2C<br>Email: irover2@icloud.com | 2026 |
| Director: | |
| Dan Key<br>Parker, CO<br>Unit 2B<br>Email: danielkey2222@gmail.com | 2027 |
| Director: | |
| Jennifer Ammon<br>Littleton, CO<br>Unit 2D<br>Email: stefenandjen@gmail.com | 2026 |

**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 |

**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


**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.

**Ponderosa Condominiums Association**
**Board of Directors Meeting**
June 21, 2025
Zoom Meeting

## Call to Order

Beverly Ross called the meeting to order 10:37 AM.

## Roll Call

Board members present by Zoom:
Beverly Ross
Jim Peay
Ike Hiles
Dan Key
Jen Ammon

Owners present by Zoom:

Sylvain Hayoun

Management present by Zoom:

William (Billy) Laird
Juliana Spinella

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

Jim Peay made the following:
**Motion**: To waive the reading of December 2, 2024 and May 20, 2025, meeting minutes and approve as presented.
**Second**: Sylvain Hayoun
**Vote:** Unanimous approval

Dan Key made the following:
**Motion**: To continue with the current slate of directors with Beverly as President, Jim as Vice President, Ike as Secretary, Dan and Jen as Directors.
**Second**: Beverly Ross
**Vote:** Unanimous approval

## Unfinished Business

The Board discussed meeting with Bill Racek in person since they believe both plans presented by Racek are cost prohibitive. The Board discussed additional options for the hot tub replacement.

## New Business

The Board asked management to look at Building 1's hall door that keeps sticking. They also discussed the asphalt heaving and drainage that could be affecting the doors' functionality. The Board asked Mountain Home to contact SCJ for a proposal for services. The Board and management discussed the winter snow removal.

**Jim Peay made the following:**

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

There being no further business, the meeting was adjourned at 11:14 AM.

**Ponderosa Condominiums Association, Inc.**
**Board of Directors Meeting**
December 11, 2025 1:00 PM MST
Zoom Video Conference Call

**Call to Order**
President Beverly Ross called the meeting to order at 1:02 P.M.

**Roll Call**
Board Members Present via Zoom:
Beverly Ross
Jim Peay
Jen Ammon
Ike Hiles
Dan Key

Management Company Present via Zoom**:**
William (Billy) Laird
Annalise Smith
Juliana Spinella

**Proof of Notice**
Official notice was provided via email on December 5, 2025.

**New Business**
**Operating Budget**
The Board and management discussed the proposed 2026 budget. As with previous years, increases in insurance and utilities such as electric, trash, and water and sanitation are primary drivers to the overall increase in expenses. An insurance appraisal is required in 2026. The Board discussed the short-term rental fee.

Jim Peay made the following:
**Motion:** To approve the 2026 operating budget as proposed
**Second:** Dan Key
**Vote:** Unanimous approval

**Capital Projects**
Mountain Home Management reviewed their hot tub proposal with the Board. This would include replacing the hot tub with the same model, excavation, a new concrete slab, if necessary, new decking and new metal railings. Electrical grounding may be required, per code. The Board agreed it is prudent to get another estimate. A written RFP outlining the scope of work would be helpful. Smith stated she would be happy to meet another contractor at the complex.

The Board reviewed the scheduled capital expenses for 2026. Although not a capital expenditure, the electrical equipment in the cabinets at each building need to be inspected.

Jim Peay made the following:
**Motion:** To adjourn the meeting at 2:11 PM
**Second:** Beverly Ross
**Vote:** Unanimous approval

Ponderosa Condominiums Association, Inc.

**Officers/Board Report**
June 27, 2026

**Board of Directors.** Two Director positions will be elected at this year's meeting. The terms of Ike Hiles and Jen Ammon expire this year (Jen was elected last year for the remaining year of Todd Boatright's term). If you have the time and desire to serve on the Board, please consider volunteering!

**Insurance.** Insurance continues to increase by double-digit percentages every year! Ponderosa's insurance for the April 2026-27 term was quoted at $44,637, up from $37,500 for the previous term. At the suggestion of our agency, the Board opted to increase the deductible for wind and hail damage from 1% to 5%, reducing the premium for the next term to $34,993. Hail at our altitude is pea-sized and mushy, and damage to roofs and buildings is extremely rare.

Please review the "Unit Owner Letter" from Mamich Agency on pages 22 and 23 that explains what your Condominium Unit Owners Policy coverage should include.

**Capital Reserve Account.** As of May 31, the Capital Reserve account balance is $71,752.23, which on the surface seems quite adequate. However, since our insurance deductible is $25,000, we must always have at least that amount in the account. So currently, the amount available for capital projects is almost $47,000. The Reserve Study (see page 16) is used to predict and budget for future capital reserve funds.

**Renovations.** If you are contemplating an improvement, remodel, or renovation in your unit, you **must** obtain prior approval from the Association! Rules & Regulations for these projects are available on the Ponderosa website under the "Documents" tab. Please contact Mountain Home Management for further information.

**Flower Baskets.** It's been quite some time since we've had flowers for the summer season. Because operating expenses are running significantly below budget, we decided to celebrate with hanging flower baskets!

**Gunnison County Stage 1 Fire Restrictions in Effect** (as of Thursday, June 18). For your information, a poster illustrating what is and is not allowed with these restrictions is attached.

**Mt. Crested Butte Watering Restrictions.** Mt. Crested Butte residents may water only two days per week, between 6 and 10 a.m. Residents who live on even-numbered addresses may water on Wednesdays and Fridays, and those with odd-numbered addresses may water on Tuesdays and Thursdays. **Washing of equipment, vehicles, driveways, etc., is not permitted.** Violators of the restrictions can expect fines ranging from $100 to $1,000, depending on how many violations they have.

# Manager's Report

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

The following maintenance items have been completed since July of 2025:

- Chopping up & removal of fallen tree
- Filled holes with dirt & leveled yard
- Seeded
- Weekly mowing, weed eating
- Repaired & painted fascia
- Repaired, sanded, & painted handrails
- Kept garages clear of ice buildup
- Made water drainage trenches for better waterflow
- Power washed walkways to prevent excess mud buildup
- Crack sealed driveway
- Backflow preventers were inspected
- Carpets were cleaned by Castles Cleaning in May of 2026
- Sprayed for Noxious Weeds
- Kept up on making sure all locks were keyed to master
- Sprinkler blow out
- All alarm devices were tested
- Fire extinguishers were inspected

Upcoming/In-Process Maintenance Items

- Windows 1D
- Hot tub update
- Repainting of sign
- Torn screen replacement

Maintenance Considerations

- Current hallway smoke detectors are from 2000, consider replacement.
- Painting recommendations:
    - Garage man doors
    - Hallway facing unit doors
    - Stairs coming in from garage
    - Hallway walls
    - Handrails indoor & outdoor
- Sanding of sauna doors

# Financial Report

## Fiscal Year-End Recap – December 31, 2025

### Operating Income & Expenses
The operating section of the budget report reflected net income of $1,992 while net income of $396 was budgeted.

### Capital Reserve Income & Expenses
The capital section of the Budget Report was $26,889 under budget.

Total Net Income for the fiscal year ending December 31, 2025 was $6,850.

### Balance Sheet
At fiscal year end, the association had $13,947 in the Operating Fund (Checking Account) and $68,023 in the Capital Reserve Fund (Money Market Savings Account).

### Audit
The audit for the fiscal year ending December 31, 2025 performed by McNurlin, Hitchcock, & Associates is posted on the Ponderosa website (ponderosacondos.org) in the Financial Reports section.

### Balance Sheet – May 31, 2026
As of May 31, 2026 the Association had $25,221 in the Operating Fund and $71,752 in the Capital Reserve Fund.

Accounts Receivable was -$5,718. Accounts Payable was $6,470.

### Operating Expenses
Operating Expenses as of May 31, 2026 were $11,263 under budget. Various line items were slightly over budget.

- **Other Contract Services:** over budget by $100. Mountain Home Management asked All Around Glass to install removable plexiglass on unit 2A since that window has broken twice due to roof slides.
- **Trash Removal:** over budget by $80.

### Capital Expenses
The capital project approved for completion in 2025 was the hot tub. The board is still working on obtaining more estimates for the replacement.

# Ponderosa Condominiums Association, Inc.
## Balance Sheet
**Accrual Basis** — **As of December 31, 2025**

| | Dec 31, 25 |
|---|---|
| **ASSETS** | |
| **Current Assets** | |
| **Checking/Savings** | |
| **Basic Business Checking Bank of the West** | 13,947.19 |
| **Money Market Select Business Savings Bank of the West** | 68,022.82 |
| **Total Checking/Savings** | 81,970.01 |
| **Accounts Receivable** | |
| **1050 · Accounts Receivable-Owners** | 1,176.65 |
| **Total Accounts Receivable** | 1,176.65 |
| **Other Current Assets** | |
| **1110 · Prepaid Expense** | 672.00 |
| **1112 · Prepaid Insurance-Liab Umbrella** | 440.00 |
| **Total Other Current Assets** | 1,112.00 |
| **Total Current Assets** | 84,258.66 |
| **Fixed Assets** | |
| **1215 · Equipment** | 1,601.59 |
| **1250 · Accumulated Depreciation** | -1,601.59 |
| **Total Fixed Assets** | 0.00 |
| **TOTAL ASSETS** | **84,258.66** |
| **LIABILITIES & EQUITY** | |
| **Liabilities** | |
| **Current Liabilities** | |
| **Accounts Payable** | |
| **2005 · Accounts Payable** | 5,744.75 |
| **Total Accounts Payable** | 5,744.75 |
| **Total Current Liabilities** | 5,744.75 |
| **Total Liabilities** | 5,744.75 |
| **Equity** | |
| **Fund Balance** | 71,663.57 |
| **Net Income** | 6,850.34 |
| **Total Equity** | 78,513.91 |
| **TOTAL LIABILITIES & EQUITY** | **84,258.66** |

# Ponderosa Condominiums Association, Inc.
## Budget Report
**Accrual Basis** — **January through December 2025**

| | Jan - Dec 25 | Budget | $ Over Budget | % of Budget |
|---|---|---|---|---|
| **Ordinary Income/Expense** | | | | |
| **Income** | | | | |
| **Annual Short-Term Rental Fee** | 5,893.42 | 6,300.00 | -406.58 | 93.5% |
| **Regular Operating Assessments** | 139,104.00 | 139,104.00 | 0.00 | 100.0% |
| **Late Fees** | 141.08 | 70.00 | 71.08 | 201.5% |
| **Interest Income** | 0.00 | 300.00 | -300.00 | 0.0% |
| **Miscellaneous Income** | 390.73 | | | |
| **5009 · Returned Check Charges** | 12.00 | | | |
| **Total Income** | 145,541.23 | 145,774.00 | -232.77 | 99.8% |
| **Gross Profit** | 145,541.23 | 145,774.00 | -232.77 | 99.8% |
| **Expense** | | | | |
| **Audit & Tax Preparation** | 4,850.00 | 5,050.00 | -200.00 | 96.0% |
| **Contract Services** | | | | |
| **Alarm System Monitoring & Maintenance** | 1,364.83 | 1,250.00 | 114.83 | 109.2% |
| **Backflow Preventer Testing** | 600.00 | 600.00 | 0.00 | 100.0% |
| **Carpet Cleaning** | 442.47 | 500.00 | -57.53 | 88.5% |
| **Electrical Equipment Maintenance** | 0.00 | 400.00 | -400.00 | 0.0% |
| **Fire Extinguisher Inspections** | 494.66 | 515.00 | -20.34 | 96.1% |
| **Garage Door Repairs** | 0.00 | 600.00 | -600.00 | 0.0% |
| **Hot Tub Repairs** | 547.90 | 400.00 | 147.90 | 137.0% |
| **Irrigation System Shut Down** | 345.00 | 295.00 | 50.00 | 116.9% |
| **Other Contract Services** | 166.63 | 600.00 | -433.37 | 27.8% |
| **Snow Plowing** | 2,417.53 | 7,500.00 | -5,082.47 | 32.2% |
| **Window & Door Glass Replacement** | 165.15 | | | |
| **Total Contract Services** | 6,544.17 | 12,660.00 | -6,115.83 | 51.7% |
| **Insurance** | 36,845.46 | 32,976.00 | 3,869.46 | 111.7% |
| **Legal Fees** | 44.00 | 53.00 | -9.00 | 83.0% |
| **Maintenance Supplies** | | | | |
| **Hot Tub Supplies** | 1,554.95 | 1,500.00 | 54.95 | 103.7% |
| **Landscaping Supplies** | 670.03 | 200.00 | 470.03 | 335.0% |
| **Other Supplies** | 468.25 | 500.00 | -31.75 | 93.7% |
| **Total Maintenance Supplies** | 2,693.23 | 2,200.00 | 493.23 | 122.4% |
| **Management Fees** | | | | |
| **Management Fee - Contract** | 38,400.00 | 38,400.00 | 0.00 | 100.0% |
| **MHM Markup** | 0.00 | 43.00 | -43.00 | 0.0% |
| **Roof Snow Removal** | 4,725.00 | 4,500.00 | 225.00 | 105.0% |
| **Snow Plowing** | 0.00 | 150.00 | -150.00 | 0.0% |
| **Total Management Fees** | 43,125.00 | 43,093.00 | 32.00 | 100.1% |
| **Miscellaneous Expenses** | 84.00 | 84.00 | 0.00 | 100.0% |
| **Utilities** | | | | |
| **Cable TV & Internet** | 13,299.53 | 13,131.00 | 168.53 | 101.3% |
| **Electricity** | 4,164.37 | 4,350.00 | -185.63 | 95.7% |
| **Telephone (Alarm System)** | 665.79 | 653.00 | 12.79 | 102.0% |
| **Trash Removal** | 2,543.44 | 2,500.00 | 43.44 | 101.7% |
| **Water & Sanitation** | 28,665.82 | 28,628.00 | 37.82 | 100.1% |
| **Total Utilities** | 49,338.95 | 49,262.00 | 76.95 | 100.2% |
| **66910 · Bank Service Charges** | 24.00 | | | |
| **Total Expense** | 143,548.81 | 145,378.00 | -1,829.19 | 98.7% |
| **Net Ordinary Income** | 1,992.42 | 396.00 | 1,596.42 | 503.1% |
| **Other Income/Expense** | | | | |
| **Other Income** | | | | |
| **Capital Reserve Assessments** | 8,640.00 | 8,640.00 | 0.00 | 100.0% |
| **Capital Special Assessments** | 9,000.00 | 9,000.00 | 0.00 | 100.0% |
| **Capital Reserve Interest Income** | 494.92 | 300.00 | 194.92 | 165.0% |
| **Total Other Income** | 18,134.92 | 17,940.00 | 194.92 | 101.1% |
| **Other Expense** | | | | |
| **Capital Expenses** | | | | |
| **Aud.- Reserve Exp Window** | 892.00 | | | |
| **Replace Hot Tub** | 0.00 | 30,000.00 | -30,000.00 | 0.0% |
| **Sealcoat** | 12,385.00 | 10,166.00 | 2,219.00 | 121.8% |
| **Total Capital Expenses** | 13,277.00 | 40,166.00 | -26,889.00 | 33.1% |
| **Total Other Expense** | 13,277.00 | 40,166.00 | -26,889.00 | 33.1% |
| **Net Other Income** | 4,857.92 | -22,226.00 | 27,083.92 | -21.9% |
| **Net Income** | **6,850.34** | **-21,830.00** | **28,680.34** | **-31.4%** |

# Ponderosa Condominiums Association, Inc.
# 2026 Budget Overview

| | Jan - Dec 26 | |
|---|---|---|
| **Ordinary Income/Expense** | | |
| **Income** | | |
| **Annual Short-Term Rental Fee** | | 5,880.00 |
| **Regular Operating Assessments** | | 161,136.00 |
| **Miscellaneous Income** | | 350.00 |
| **Total Income** | | 167,366.00 |
| **Gross Profit** | | 167,366.00 |
| **Expense** | | |
| **Appraisals** | | 900.00 |
| **Audit & Tax Preparation** | | 5,025.00 |
| **Contract Services** | | |
| **Alarm System Monitoring & Maintenance** | 1,406.00 | |
| **Backflow Preventer Testing** | 600.00 | |
| **Carpet Cleaning** | 500.00 | |
| **Electrical Equipment Maintenance** | 250.00 | |
| **Fire Extinguisher Inspections** | 525.00 | |
| **Hot Tub Repairs** | 500.00 | |
| **Irrigation System Shut Down** | 355.00 | |
| **Other Contract Services** | 500.00 | |
| **Snow Plowing** | 7,500.00 | |
| **Total Contract Services** | | 12,136.00 |
| **Insurance** | | 44,214.00 |
| **Legal Fees** | | 69.00 |
| **Maintenance Supplies** | | |
| **Hot Tub Supplies** | 1,756.00 | |
| **Landscaping Supplies** | 500.00 | |
| **Other Supplies** | 700.00 | |
| **Total Maintenance Supplies** | | 2,956.00 |
| **Management Fees** | | |
| **Management Fee - Contract** | 38,400.00 | |
| **MHM Markup** | 100.00 | |
| **Roof Snow Removal** | 4,500.00 | |
| **Total Management Fees** | | 43,000.00 |
| **Miscellaneous Expenses** | | 84.00 |
| **Utilities** | | |
| **Cable TV & Internet** | 14,000.00 | |
| **Electricity** | 4,600.00 | |
| **Telephone (Alarm System)** | 720.00 | |
| **Trash Removal** | 3,000.00 | |
| **Water & Sanitation** | 30,386.00 | |
| **Total Utilities** | | 52,706.00 |
| **Total Expense** | | 161,090.00 |
| **Net Ordinary Income** | | 6,276.00 |
| **Other Income/Expense** | | |
| **Other Income** | | |
| **Capital Reserve Assessments** | | 17,640.00 |
| **Capital Reserve Interest Income** | | 350.00 |
| **Total Other Income** | | 17,990.00 |
| **Net Other Income** | | 17,990.00 |
| **Net Income** | | **24,266.00** |

**Ponderosa Condominiums Association Reserve Study**

**2026-2035**

| | | | | 2026 | | | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | **Project Title** | **Last Year Completed** | **Life (Years)** | **Life Left** | **Last Cost** | **Estimate 2025** | **2026** | **2027** | **2028** | **2029** | **2030** | **2031** | **2032** | **2033** | **2034** | **2035** |
| 1 | Paint Interior Hallways/ Doors/Trim | 2008 | 15 | -3 | 3,690 | 5,500 | | 5,835 | | | | | | | | |
| 2 | Carpet Hallways | 2008 | 15 | -3 | 6,164 | 9,200 | | 9,760 | | | | | | | | |
| 3 | Patio Furniture | 2004 | 20 | -2 | 732 | 1,300 | | | | | | | | | | |
| 4 | Hot Tub | 2004 | 20 | -2 | Incl in 29 | 65,000 | Unknown | | | | | | | | | |
| 5 | Alarm System (Common Areas Only) | 2001 | 25 | 0 | 3,400 | 6,300 | | 6,684 | | | | | | | | |
| 6 | Paint Exterior Stucco & Painted Wood Trim | 2002 | 25 | 1 | 16,650 | 30,100 | | | 32,891 | | | | | | | |
| 7 | Seal Exterior Natural Wood | 2024 | 3 | 1 | 15,880 | 16,400 | | 17,399 | | | 19,012 | | | 20,775 | | |
| 8 | Seal Coat/Crack Seal/Stripe Parking Lot | 2025 | 3 | 2 | 12,385 | 12,385 | | | 13,533 | | | 14,788 | | | 16,160 | |
| 9 | Overhead Doors-Bldg 2 | 2000 | 30 | 4 | 4,600 | 8,700 | | | | | 10,086 | | | | | |
| 10 | Front Entry Doors (3) | 2001 | 30 | 5 | Incl in 27 | Unknown | | | | | | Unknown | | | | |
| 11 | Deck Railings | 2001 | 30 | 5 | Incl in 27 | Unknown | | | | | | Unknown | | | | |
| 12 | Patio - Level Pavers | 2011 | 20 | 5 | 2,993 | 4,300 | | | | | | 5,134 | | | | |
| 13 | Backflow Preventers | 2016 | 15 | 5 | 4,588 | 6,200 | | | | | | 7,403 | | | | |
| 14 | Seal Chimney Chases Wood | 2016 | 15 | 5 | 5,000 | 6,800 | | | | | | 8,120 | | | | |
| 15 | Overhead Doors-Bldg 1 | 2002 | 30 | 6 | 4,600 | 8,300 | | | | | | | 10,208 | | | |
| 16 | Rear Entry Doors (4) | 2003 | 30 | 7 | 2,064 | 3,700 | | | | | | | | 4,687 | | |
| 17 | Garage Roof Snow Brakes | 2008 | 30 | 12 | 7,000 | 10,400 | | | | | | | | | | |
| 18 | Rebuild Bldg 3 Front Stairs | 2019 | 20 | 13 | 3,771 | 4,800 | | | | | | | | | | |
| 20 | Repave Parking Lots/Walks | 2019 | 20 | 13 | 75,985 | 96,200 | | | | | | | | | | |
| 21 | Garage Man Doors (2) | 2019 | 20 | 13 | 1,479 | 1,900 | | | | | | | | | | |
| 22 | Crawl Space Vapor Barrier | 2016 | 25 | 15 | 1,320 | 1,800 | | | | | | | | | | |
| 23 | Water Meters | 2023 | 20 | 17 | 6,036 | 6,500 | | | | | | | | | | |
| 24 | Water Heaters-Sauna Showers (2) | 2016 | >30 | n/a | 2,079 | 2,900 | | | | | | | | | | |
| 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 | 466,000 | | | | | | | | | | |
| 28 | Concrete Garage Floor Bldg 1 | 2003 | >30 | | 18,905 | 34,000 | | | | | | | | | | |
| 29 | Hot Tub Renovation, Shed, Stairs | 2004 | >30 | | 111,164 | 195,000 | | | | | | | | | | |
| 30 | Roofs | 2006 | >30 | | 107,340 | 176,000 | | | | | | | | | | |
| 31 | Bldg 3 Porch Supports & Retaining Wall | 2007 | >30 | | 26,078 | 42,000 | | | | | | | | | | |
| 32 | Windows & Patio Doors | 2008 | >30 | | 154,894 | 239,000 | | | | | | | | | | |
| 33 | Attic Insulation | 2009 | >30 | | 2,565 | 4,000 | | | | | | | | | | |
| 34 | Crawl Space & Exterior Drainage Repairs | 2009 | >30 | | 76,598 | 118,000 | | | | | | | | | | |
| 35 | Retaining Walls - North | 2011 | >30 | | 44,393 | 62,027 | | | | | | | | | | |
| 36 | Main Water Shutoff | 2011 | >30 | | 750 | 1,100 | | | | | | | | | | |
| 37 | Metal Trim - Chimney Chases | 2014 | >30 | | 1,200 | 1,700 | | | | | | | | | | |
| 38 | Retaining Walls - Front Parking Lot | 2018 | >30 | | 66,250 | 87,000 | | | | | | | | | | |
| 39 | Cultured Stone Veneer Bldg 3 Foundation | 2022 | >30 | | 3,000 | 3,500 | | | | | | | | | | |
| | Annual Totals: | | | | 1,044,638 | 1,764,512 | - | 39,678 | 46,425 | - | 29,098 | 35,445 | 10,208 | 25,462 | 16,160 | |

# Ponderosa Condominiums Association, Inc.
## Balance Sheet
**Accrual Basis** — **As of May 31, 2026**

| | May 31, 26 |
|---|---|
| **ASSETS** | |
| **Current Assets** | |
| **Checking/Savings** | |
| **Basic Business Checking Bank of the West** | 25,220.50 |
| **Money Market Select Business Savings Bank of the West** | 71,752.23 |
| **Total Checking/Savings** | 96,972.73 |
| **Accounts Receivable** | |
| **1050 · Accounts Receivable-Owners** | -5,717.65 |
| **Total Accounts Receivable** | -5,717.65 |
| **Other Current Assets** | |
| **1110 · Prepaid Expense** | 392.00 |
| **1112 · Prepaid Insurance-Liab Umbrella** | 1,402.96 |
| **1499 · Undeposited Funds** | 2,363.17 |
| **Total Other Current Assets** | 4,158.13 |
| **Total Current Assets** | 95,413.21 |
| **Fixed Assets** | |
| **1215 · Equipment** | 1,601.59 |
| **1250 · Accumulated Depreciation** | -1,601.59 |
| **Total Fixed Assets** | 0.00 |
| **TOTAL ASSETS** | **95,413.21** |
| **LIABILITIES & EQUITY** | |
| **Liabilities** | |
| **Current Liabilities** | |
| **Accounts Payable** | |
| **2005 · Accounts Payable** | 8,419.99 |
| **Total Accounts Payable** | 8,419.99 |
| **Total Current Liabilities** | 8,419.99 |
| **Total Liabilities** | 8,419.99 |
| **Equity** | |
| **Fund Balance** | 78,513.91 |
| **Net Income** | 8,479.31 |
| **Total Equity** | 86,993.22 |
| **TOTAL LIABILITIES & EQUITY** | **95,413.21** |

# Ponderosa Condominiums Association, Inc.
## Budget Report

Accrual Basis

| | Jan - May 26 | Budget | $ Over Budget |
|---|---|---|---|
| Ordinary Income/Expense | | | |
| Income | | | |
| Annual Short-Term Rental Fee | 5,880.00 | 5,880.00 | 0.00 |
| Regular Operating Assessments | 67,140.00 | 67,140.00 | 0.00 |
| Late Fees | 67.07 | | |
| Miscellaneous Income | 0.00 | 350.00 | -350.00 |
| Total Income | 73,087.07 | 73,370.00 | -282.93 |
| Gross Profit | 73,087.07 | 73,370.00 | -282.93 |
| Expense | | | |
| Appraisals | 0.00 | 900.00 | -900.00 |
| Audit & Tax Preparation | 5,095.00 | 5,025.00 | 70.00 |
| Contract Services | | | |
| Alarm System Monitoring & Maintenance | 280.00 | 1,014.00 | -734.00 |
| Carpet Cleaning | 458.22 | 500.00 | -41.78 |
| Electrical Equipment Maintenance | 0.00 | 250.00 | -250.00 |
| Hot Tub Repairs | 0.00 | 500.00 | -500.00 |
| Other Contract Services | 600.00 | 500.00 | 100.00 |
| Snow Plowing | 2,242.50 | 5,000.00 | -2,757.50 |
| Total Contract Services | 3,580.72 | 7,764.00 | -4,183.28 |
| Insurance | 15,894.64 | 17,117.00 | -1,222.36 |
| Legal Fees | 25.00 | 69.00 | -44.00 |
| Maintenance Supplies | | | |
| Hot Tub Supplies | 441.97 | 656.00 | -214.03 |
| Landscaping Supplies | 127.89 | 150.00 | -22.11 |
| Other Supplies | 107.68 | 294.00 | -186.32 |
| Total Maintenance Supplies | 677.54 | 1,100.00 | -422.46 |
| Management Fees | | | |
| Management Fee - Contract | 16,000.00 | 16,000.00 | 0.00 |
| Other Labor - Hourly | 160.00 | | |
| MHM Markup | 7.93 | 100.00 | -92.07 |
| Roof Snow Removal | 1,950.00 | 4,500.00 | -2,550.00 |
| Snow Plowing | 75.00 | | |
| Total Management Fees | 18,192.93 | 20,600.00 | -2,407.07 |
| Miscellaneous Expenses | 88.00 | 84.00 | 4.00 |
| Utilities | | | |
| Cable TV & Internet | 5,801.16 | 5,833.38 | -32.22 |
| Electricity | 1,958.92 | 2,160.00 | -201.08 |
| Telephone (Alarm System) | 294.01 | 300.00 | -5.99 |
| Trash Removal | 1,379.95 | 1,300.00 | 79.95 |
| Water & Sanitation | 12,612.60 | 12,660.88 | -48.28 |
| Total Utilities | 22,046.64 | 22,254.26 | -207.62 |
| Total Expense | 65,600.47 | 74,913.26 | -9,312.79 |
| Net Ordinary Income | 7,486.60 | -1,543.26 | 9,029.86 |
| Other Income/Expense | | | |
| Other Income | | | |
| Capital Reserve Assessments | 3,600.00 | 3,600.00 | 0.00 |
| Capital Reserve Interest Income | 129.41 | 147.00 | -17.59 |
| Total Other Income | 3,729.41 | 3,747.00 | -17.59 |
| Other Expense | | | |
| Capital Expenses | | | |
| Aud.- Reserve Exp Window | 2,736.70 | | |
| Total Capital Expenses | 2,736.70 | | |
| Total Other Expense | 2,736.70 | | |
| Net Other Income | 992.71 | 3,747.00 | -2,754.29 |
| Net Income | 8,479.31 | 2,203.74 | 6,275.57 |

**RESOLUTION OF PONDEROSA CONDOMINIUMS ASSOCIATION**
June 27, 2026

**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, 2026 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 27, 2026 ● Following Annual Meeting

## AGENDA

1. Roll Call

2. Proof of Notice
   Official notice was provided by email on June 5, 2026

3. Reading and Approval of Minutes
   a. Board Meeting June 21, 2025
   b. Board Meeting December 11, 2025

4. Election of Officers

5. Unfinished Business
   a. Hot Tub
   b. Spectrum
   c. Solution for asphalt heaving at garage doors

6. New Business
   a. Maintenance List
   b. Insurance Appraisal

7. Adjournment

MAMICH AGENCY
1495 Pine Grove Road, Suite 201A
Steamboat Springs, CO 80487
970-879-1330
commercial@mamichagency.com
www.mamichagency.com

April 1st, 2026

**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 4/1/2026 (*see disclaimer). 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.

**ATTENTION: There will be a significant change in coverage pertaining to the units during this policy period, further stressing the need to help clarify the extent of the association coverage and what insurance the residential unit owners should purchase personally**. **Effective 4/1/2026, the association Wind/Hail deductible will increase to 5%. THIS WILL NECESSITATE A CHANGE ON EACH OWNERS' "HO6" OR "UNIT OWNERS" POLICY ON THE SAME EFFECTIVE DATE.**

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, the board has elected a 5% 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 | $36,828 (not less than) *** |

*** Make sure you have adequate coverage for your portion of the 5% 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
(Abridged)

1. **Hot Tub Hours.** The hot tub and saunas are open from 9:00 AM to 9:00 PM daily.
2. **Quiet Hours.** 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. **Parking.** 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.**



# STAGE 1 FIRE RESTRICTIONS IN EFFECT FOR GUNNISON COUNTY

**Call Gunnison County Sheriff's Office at (970) 641-1113 for questions.**
**Check Local Ordinances for More Detailed Information.**

GUNNISON COUNTY

## NOT ALLOWED

### FIREWORKS
**All personal fireworks use is prohibited.**






### CAMPFIRES/OUTDOOR FIRES
**Fires in non-permanent** or temporary fire structures constructed of rocks or other materials are not allowed.



### OUTDOOR SMOKING
**Smoking is ONLY allowed** in an enclosed vehicle or building, a developed recreation site, or while in an area of at least three feet diameter that is barren or cleared of all combustible material.



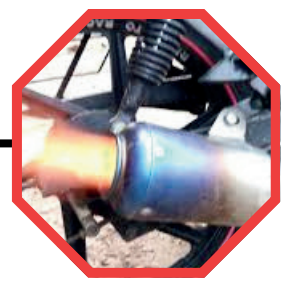
### EXPLOSIVE TARGETS
**Explosive targets are prohibited.**



### WELDING/ACETYLENE TORCHES
**Welding or operating acetylene torches with open flame is prohibited**, EXCEPT in cleared areas of at least 10 feet diameter and when a chemical-pressurized fire extinguisher with a minimum rating of 2A is present on site.



### SMALL ENGINE EQUIPMENT
**Engine-operated equipment (chainsaws, ATVs, generators) is prohibited UNLESS** they have a working and well-maintained spark-arresting device.



### DEBRIS BURNING
**Burning** of agricultural material or yard debris is prohibited.



## ALLOWED

### PROFESSIONAL FIREWORKS
**Professional fireworks displays** are allowed unless further restricted by County resolution.



### PERMANENT FIRE DEVICES
**Fires within permanently constructed fire devices** on private property or in developed recreational sites (campgrounds or picnic areas) are allowed. Flame height cannot exceed two (2) feet.





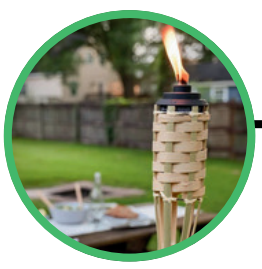




### PORTABLE FIRE DEVICES
**Fires in portable chimineas, fire pits, and tiki torches** are permitted ONLY on private property. NOTE: charcoal grills, hibachis, and coal or wood-burning stoves are prohibited on federal lands.









### STOVES & LANTERNS
**Devices fueled by liquid, jellied petroleum or gas** must be contained within the devices.









### CHAINSAWS
**Chainsaws are allowed** ONLY if they include a working and well-maintained spark-arresting device.






**LOCATION MATTERS! Scan the QR Codes or visit these websites for current fire restriction information in each area.**

**Gunnison County & Towns**
GUNNISON COUNTY
www.gunnisoncounty.org/1121/Current-Fire-Restrictions

**Bureau of Land Mgt.**
https://nifc.maps.arcgis.com/apps/dashboards/407bde860acc492bb53c972275bfbd33

**National Park Service**
www.nps.gov/cure/index.htm

**U.S. Forest Service**
www.fs.usda.gov/r02/gmug
www.fs.usda.gov/r02/whiteriver

# 2026 EMERGENCY IRRIGATION REGULATIONS

## WATERING DAYS

**EVEN ADDRESS: MONDAY & THURSDAY**

**ODD ADDRESS: TUESDAY & FRIDAY**

**WATERING HOURS: 6:00 AM – 10:00 AM ONLY**

| Metered Volume | Current Tiered Rates | July - Sept Tiered Rates |
|---|---|---|
| 0-4,000 | Base Rate: $74.04 | Base Rate: $74.04 |
| Usage per 1,000 gallons | | |
| 4,001-11,000 | $6.76 | $8.11 |
| 11,001-20,000 | $8.44 | $10.38 |
| 20,001-unlimited | $11.81 | $15.00 |

## AVOID A COSTLY VIOLATION

- No irrigation of any kind shall be permitted on **WEDNESDAY, SATURDAY, OR SUNDAY**
- No washing of vehicles, recreational vehicles, heavy construction equipment, driveways, or walkways
- No landscape exemptions will be issued
- Hand watering is permitted Monday, Tuesday, Thursday, and Friday from 6:00 am – 10:00 am.

## PENALTIES FOR VIOLATIONS

**1st Violation** - $100 **2nd Violation** - $200 **3rd Violation** - $500

**Subsequent Violations** - $1000

**FOR INFORMATION, CALL THE DISTRICT AT 970-349-7575**