

April 11, 2009 Board Meeting

Board Members Attending: Bill, Jeanne, Gina & Peter  
Association Manager: May Cox

Meeting called to order: 10:36am

Bill includes outcome of March 10<sup>th</sup> Executive session into minutes: 2 items, 2 ballot issues

1. Boulder line adjustment to the Norris property on Riata. Result of outcome: an exchange of property between Norris and Ponderosa with Ponderosa gaining an additional 100 sqr feet of property adjoining our greenbelt.

2. Authorization granted to pursue foreclosure action on Ponderosa homeowner with 4 lots on Camp 12 road.

2 Ballot measures authorized to be placed on the May ballot:

1<sup>st</sup> ballot issue: bylaws amendment to clarify lots in the Ponderosa.

2<sup>nd</sup> ballot issue: Advisory vote from members as to how to proceed with Tenants use of Ponderosa facilities.

Bill asks for confirmation of mailing timeline for ballot. Gina & Mary to review and confirm timeline

Treasures Report: Treasure unable to attend meeting. Bill asks board is there are any questions regarding the financial reports. No questions from board, Pete offers an observation of our A/R report. Our A/R aging has not been negatively affected by the economy, we are essentially on plan with our collection efforts. Mary reports that lien letters have been successful with members with 90+ days past due balances. A member offers "thanks" to Mary & Celcie for expanded financial report and asks clarifying question regarding past due balances. Mary offers explanation of collection process and details actions taken. Peter asked Mary to advise attending members regarding the lot owned by Chelan County with an \$18,000 past due balance. Mary reports the Ponderosa has received notice that the lot will be auctioned within 90 days. Mary has asked for clarification and the auction process and she indicated a lien will be filed on the property as part of our normal collection efforts.

M & O report- Jeanne: Water project- Jeanne suggests that Bill Schmidt be invited to an upcoming board meeting to address questions from the membership. Jeanne reports that the Greenbelt committee will be assisted by a local Boy Scout troop for upcoming projects. In return the Greenbelt committee will be making a donation to the troop. Jeanne reports that the caretakers are in need of an additional pickup truck. Jeanne would like to ask the members for authorization to use the capital improvements fund to purchase an additional pickup. Jeanne asks for boards comments. Gina says she would like to see existing vehicles sold and replaced with 2 pickups. Jeanne details the options of purchasing new and used. Estimated costs of used \$13k-\$15k, estimated cost of new \$25k and specs of pickups offered. Mary offers additional detail of our existing vehicles. Mary recommends that we replace the pickup. Peter says he would like to add an additional pickup, keep the existing pickup and keep the Yukon as it has no value and can be used as a vehicle for the Ponderosa and staff. Additional discussion points are offered by Mary & board members. Jeanne says she would like to add 2 pickups and discussion continues regarding insurance, value and need. Gina asks for clarification of ballot wording, which could read "not to exceed a certain \$ amount" but actual wording needs to be clarified. Paul offers clarification of need and specs of the requested vehicles. A member asks how this proposed purchase will effect individual lot assessments; board offers clarification of capital funds and usage. Mary recommends that we adopt a no smoking policy for Ponderosa vehicles and buildings and offers clarification and rational. Board approves no smoking policy. Mary offers an update on Riata. Ponderosa will be working with several government agencies and the developer to correct the issue. Mary mentions that she is working with the Cascade Conservation district to review available funding for waterfront erosion control. Mary asks for direction from the board on

financial accounts and FDIC limits and provides account details. Mary will work with treasurer to determine next steps and appropriate actions.  
Jeanne publicly "thanks" Mary and the entire PCC team for their great work.

Budget discussion is opened:

Greenbelt - requested \$4000 with the ability to donate to Boy Scouts- Discussion continues as to the necessity of donating to nonprofits and Ponderosa committees using their allocated funds as they find necessary. A member offers a suggestion that the board provide a guideline to Ponderosa committees to reduce their budget by 10%, 20% or 30%. Discussion continues between members and board members. Jeanne asks to simply decide if committees can make donations to groups. Peter agrees to allow donation. Discussion continues between board members and members. Bill offers the following: volunteer pool is drying up; Greenbelt committee is looking for someone to do the work, if no volunteers they have to hire it. Do we want to give money to hire to complete projects? Discussion continues. Board has agreed to allow committee to make donations. Discussion continues on overall Greenbelt budget. A member asks a qualification questions and offers additional local resources to assist Greenbelt committee.

Overall Budget discussion continues.

Greenbelt-\$3,200

Building & Grounds- \$N/A, additional clarification needed from committee chairperson.

Legal & Liens- \$8,000

M&O General -\$23,000

Water Maintenance - \$12,000

Needler-\$2000

M&O Pool - \$9,000

M&O Roads - \$31,000

Social Committee - \$N/A, additional clarification needed from committee chairperson.

Accounting fees - \$5,000

Property Taxes – \$1,800

Insurance - \$14,500

Utilities - \$13,500

Office & Board - \$7,900

Meeting adjourned to executive session 12:35pm

Meeting reconvened at 1:40pm after discussion of payroll for the 2010 budget in the executive session. Meeting adjourned.