

**Ponderosa Condominiums Association**  
**Board of Directors Meeting**  
December 8, 2021 10:00 AM MST  
Zoom Video Conference Call

**Call to Order**

President Beverly Ross called the meeting to order at 10:04 AM.

**Roll Call**

Board members present by Zoom:

Bart Boatright  
Dan Key  
Kay Hutchings  
Jim Peay  
Beverly Ross

Management present by Zoom:

William (Billy) Laird  
Annalise Smith

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

**Proof of Notice**

Official notice was provided via email on December 1, 2021.

**Reading and Approval of Minutes**

Jim Peay made the following:

**Motion:** To approve the minutes of the June 26, 2021 board meeting and the September 2, 2021 board action.  
**Second:** Kay Hutchings  
**Vote:** Unanimous approval

**New Business - 2022 Budget**

Operating Expenses & Income

The board thoroughly discussed the line items of the operating expense budget. The conclusion was that there were no line items that could realistically be reduced.

Daniel Key made the following:

**Motion:** To approve the proposed 2022 operating budget.  
**Second:** Beverly Ross  
**Vote:** Unanimous approval

Capital Income & Expenses

Two items from 2021 were carried forward to 2022: seal coating of the parking lots (\$6,264) and walkways, and installation of cultured stone veneer on the Unit 3B deck foundation (\$3,000). Cracks in the parking lots were sealed in November (\$2,900), but the contractor was not able to do seal coating before winter. The stonework contractor has not been available to do the work, and Billy will seek bids from other contractors.

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Two other items, painting of exterior stucco and trim, and replacement of the dumpster were listed on the capital budget because they had exceeded their "life expectancy" on the Reserve Study. The Board concluded that these items could be deferred.

Bart Boatright made the following:

**Motion:** To approve capital expenses for 2022 for seal coating parking lots and walks (\$6,264) and cultured stone veneer (\$3,000).

**Second:** James Peay

**Vote:** Unanimous approval

**Assessments for 2022 are \$575 per month, of which \$535 is for operating expenses and \$40 is designated for the capital reserve fund. An additional \$500 per unit for the capital reserve fund is assessed in July.**

### **Old Business**

#### Stonework

Billy said he has been unable to get Santos Masonry to complete the work and will find another contractor.

#### Parking Crack Sealing and Seal Coating

SealCo sealed the cracks in the parking lots in November. The parking lots and walks will be seal coated next spring. SealCo will honor the price quoted for 2021.

#### Hot Tub

Billy stated that the cracks in the hot tub that were epoxied in 2015 might be getting worse. He also said there may be a very slow leak of unknown origin. The Board asked Billy to obtain pricing for 1) a Dimension One Nautilus spa and 2) cost of installation and any modifications to the structure that may be required.

#### Chimney Inspections

Chimney inspections are the responsibility of owners who allow burning of artificial logs in their fireplaces. (Ten units have electric logs, so inspections of these chimneys are not required.) As a courtesy, Mountain Home Management arranged for Stove Depot of Grand Junction to do inspections and cleaning at a discounted rate for the units needing them.

#### Rules & Regulations for Remodels

The Board and/or the association manager must approve all modifications to units. A form is available on the Ponderosa website (in the "Documents" section) and must be submitted to Mountain Home Management prior to beginning any work within a unit.

#### Association Records of Unit Ownership

In Progress. The "Owner of Record" on file with the Association needs to be confirmed or updated to assure the unit is represented by the legally authorized person(s).

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Monitoring of Parking Lots

Billy reported there were no parking issues over the summer and that the lot rarely reaches full capacity.

Snow Blower

Billy reported that his employees had inspected the snow blower and felt that it is not worth repairing. The board instructed management to dispose of the snow blower, preferably by giving it to someone who might want to repair it, rather than taking it to the dump.

Association Management Agreement

The agreement with Mountain Home Management was renewed for three years, 2022 through 2024. The agreement is posted on the Association's website.

**Adjournment**

James Peay made the following:

**Motion:** To adjourn the meeting

**Second:** Kay Hutchings.

**Vote:** Unanimous approval

The meeting adjourned at 11:22 a.m.