

Ponderosa Condominiums Association
Board of Directors Meeting
December 13, 2023 1:00 PM MST
Zoom Meeting

Call to Order

Beverly Ross called the meeting to order at 1:02 p.m.

Roll Call

Board members present by Zoom:

Beverly Ross
Ike Hiles
Dan Key
Jim Peay
Todd Boatright (joined at approx. 1:30 p.m.)

Management present by Zoom:

William (Billy) Laird
Annalise Smith
Juliana Spinella

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

Proof of Notice

Official notice was provided via email on November 28, 2023.

New Business

The Board and Management reviewed the proposed Ordinary Income budget, which included a new short-term rental fee. Annalise said some of the other associations managed by Mountain Home Management (MHM) impose short-term rental fees per unit rather than per pillow. It was agreed that short-term rentals do create additional expenses and that the proposed fee of \$70 per pillow is reasonable.

(Todd Boatright joined the meeting.)

The Board reviewed the proposed Ordinary Expense budget. It was noted that snow shoveling is not a separate line item since it is included in the monthly management fee. Snow plowing is done by Pinnacle and the roof snow removal is done by Mountain Home Management are billed separately.

There was discussion regarding snow plowing and emergency egress around the buildings. The new owner of Unit 3A, Stephanie Selz, is in the process of obtaining a short-term rental license. During the inspection by Mt. CB's STR Officer, Stephanie was informed that there must be a path at least 3 feet wide clear of snow outside the bedroom windows. MHM will inform the plow company of this requirement.

Billy said that Pinnacle had asked him if the Board would consider paying a fixed fee of \$7,500 per year to include all snow plowing. The Board discussed this briefly and decided to table the topic for reconsideration at a later date.

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Jim Peay made the following:

Motion: To approved the Ordinary Expense budget as proposed.

Second: Dan Key

Vote: Unanimous approval

Jim Peay made the following:

Motion: To levy a fee of \$70 per pillow per year for units with a Mt. CB Short-Term Rental license beginning on January 1, 2024.

Second: Ike Hiles

Vote: Unanimous approval

Jim Peay made the following:

Motion: To approve the Ordinary Income & Expense Budget as proposed.

Second: Dan Key

Vote: Unanimous approval

The Board discussed upcoming capital projects. Annalise will get an updated estimate from Jay Prentis for the staining of the exterior natural wood.

Jim Peay made the following:

Motion: To have the exterior natural wood stained in 2024 according to the capital plan.

Second: Dan Key

Vote: Unanimous approval

The Board discussed smart locks being installed on entry doors that are not compatible with Ponderosa's master key system. MHM has a list of locks that can be keyed to Ponderosa's master system and will assist owners wishing to use locks that can be opened with a keypad or touchscreen. MHM was directed to insure that all **ENTRY LOCKS ARE COMPATIBLE WITH PONDEROSA'S MASTER KEY SYSTEM.**

Todd said he noticed the hallways take a lot of abuse and need some maintenance. MHM will see that repairs to walls and touch up painting is done during the off-season.

The Board discussed the condition of the hot tub. There is another updated quote from Diamond Blue for \$15,724 that includes removal of the old hot tub and installation of a new one. The Board asked management to check all the jets and hot tub pillows and get pricing for anything needing replacement.

Jim Peay made the following:

Motion: To adjourn the meeting

Second: Beverly Ross

Vote: Unanimous approval

There being no further business, the meeting was adjourned at 2:13 p.m.