

# Minutes for the Ponderosa Ridge annual HOA meeting

Date: June 8, 2006

Location: Indian Trail Fire Station #17

Meeting called to order 7 PM

Attendees: Trudi Kuhn, Mike Terrell, Wil Sinclair, Lisa Frazier

Special guest: Pat Munsch, Spokane Weed Control Board

14 homeowners

Started meeting with Pat introducing the Noxious weed board efforts – and a power point presentation.

## **Review 2005 Budget:**

Trudi discussed the developer contribution in assisting the Ponderosa Ridge Association to meet its budget while the base of home ownership is built up enough to sustain the income to expense needs. Home owners appreciative, no discussion about 2005 budget.

## **Ratify 2006 Budget:**

Question on Refuse – budget amount is double from 2005 – is this due to increase in homeowners or increase in rate? **ANSWER: This is due to increase in residents, not rate**

**Motion to ratify budget, motion seconded, All in favor – none opposed**

## **Presentation of proposed park by Wil Sinclair.**

### **Additional comments by Mike Terrell**

Name of park is Thresholds Park. Homeowners expressed desire for a slide and swing set. Trudi said that in the past, Greenstone has not installed swing sets due to the liability. A slide could be an option. They also wanted a water feature. Mike Terrell informed them of the costs involved with a water feature. Expensive. Could be added at a later date when there are more homeowners to absorb costs of operation and maintenance.

Park concerns were made from several homeowners. The playground structure was tabled for a later date and decision. Homeowners looking forward to trail system, but decision to withhold the playground equipment at the park was made by Mike Terrell based on homeowner requests. A future ice cream social and meeting with homeowners at the park site for further discussion was decided upon later for this summer, early fall.

Homeowners concerned about teenagers lingering and trashing the area at Rosebury Ridge and Creston. What can they do? Can we hire a temporary police service to patrol? Shane has been good about cleaning up this area all the time, but this occurs almost every night and always on weekends. Police have been called and they do not respond. A suggestion to put up “No Trespassing” &/or “Private Property” signs was requested. Trudi will look into, and thought this would be a viable option.

ANSWER: Greenstone is looking into adding a “No Trespassing sign” at the Rosebury Ridge/Creston location. It is too expensive to hire a private officer to patrol.

Homeowners will have to continue to take responsibility of notifying police in such instances. We do not want to duplicate services, that is what the police are supposed to do. No money in the budget for independent officer. When the houses are built at that end, this will be resolved, in the meantime with public street the police must be called.

Meeting adjourned at 8:45 PM