

On April 27, 2022, the Annual Membership Meeting was called to order at 6:20pm by Brandi Gimbel, Portfolio Manager, Rockwood Property Management in the Library at Balboa Elementary. 2 members were present via Zoom and 12 households were present in person.

Financial Report The 2021 actual income/expenses and ratified 2022 Budget were presented to the members for consideration, a copy of which is attached to these minutes and available for review at <http://www.ponderosaridgehoa.com/budgets>

New Business

- The members present adopted the 2021 Annual Meeting Minutes, which are available via the website.
- IRS Revenue Ruling 70-604 was unanimously approved by the members; the Association's CPA is authorized to select the most advantageous tax return form on behalf of the HOA and any excess income will be applied to future expenses.

Community Update Discussions about the rough start to landscaping was discussed. Owners were encouraged to be patient as Inland Lawn navigates the ins and outs of the association.

Shaw plumbing looked into the issue of the pressure reducing valves added onto the main line water supply for the community of Ponderosa. They discovered that all 3 vaults that the water main is in would have to be extended or replaced with bigger sized vaults to fit the Pressure Reducing Valve (PRV). With that being said, an excavation/concrete company like Continental would have to be involved as well for the vaults, and Shaw for the install of PRVs. This becomes an extremely large expense that only affects isolated parts of the community with high water pressure.

We have applied for the fire abatement grant from the DNR Washington for the community. As of now we have not gotten a date scheduled with a DNR surveyor for Ponderosa, but they have received our application. We can be approved for up to 8.5 acres a year with this program.

Committee Reports There are no committees formed at this time but members that are interested in volunteering should contact RPM. Examples include Social Committee, Landscape Committee, etc.; please share your passion with the community!

Member Forum

- Greg Ness requested a breakdown of snow removal for driveways in the Townhomes.
- Ken Pinkus requested annual street cleaning on private roads.
- Did RPM secure the management contract for the new development to the east? *No*.
- Candidate photographs were requested for the next round of elections.
- Vaughn offered an update on the for the water pressure issue identified last year: Owners were encouraged to install their own PRV systems if they have any issues.

After a brief recess, the final tally of Election Ballots was confirmed and announced by RPM. Of the five nominees, the following three were elected by member vote to serve a two year term: Stephen Pugh, Ben Phillabaum and Bob Powell.

Thank you to Dan Mencke and Sharon Halstrum for their contributions as a Director over the years and thank you to Kenneth Pinkus for his willingness to serve as a candidate in this election.

With no other business rightfully brought before the members, the meeting was adjourned at 7:11pm.

Respectfully submitted,
Melissa Owens, CMCA, AMS
Association Admin, Rockwood Property Management