

In attendance: Gil Pierce, Community Manager, Rockwood Property Management  
Board of Directors: Jodi Rose, John Graham, Bob Powell, George Shives and  
Kathy Cox

BoD Meeting was called to order at 6:31 pm.

### **Enumeration of Officers**

After discussion and motions made the following Officer positions were unanimously approved.

George Shives- Secretary  
Kathy Cox- Director at large  
Jodi Rose- President  
John Graham- Vice President & Treasure  
Bob Powell- Director at large

### **New Business**

Discussion was had on the Board monthly financial packets and what the new Board members will see when those are sent out. Monthly financial packets are sent out to the Board around the 20<sup>th</sup> of each month. The Board is to review those and ask any questions should they have any.

The asphalt seal coating bid was sent to the previous Board and will be sent to the new Board members for review and discussion. RPM is asking that the Board review the proposed bid and area to be seal coated and approve or recommend a different area to be completed. Once RPM receives Board approval, they will schedule the contractor.

New Board members were brought up to speed on a cease-and-desist order on member of the community on communication. RPM attorney drafted letter and was delivered April 5, 2024. Communication from this member will only be through written communication moving forward.

Live Oak banking account is complete. The account activity will be in May financial report.

Watering issues were discussed and possible ways Owners can be involved in saving water. They are encouraged to reach out to the City of Spokane to discuss their waterwise program they offer. Zero scaping was also discussed. Any exterior changes in landscaping needs to be approved through the Architectural Review process. Examples of Zero scaping can be seen in the Kendall Yards community downtown Spokane.

Architectural review process was discussed and how it works. Greenstone as the developer still holds control of the ARC until written notice is given that they are turning it over to the HOA. If the Board is looking to have some of the ARC guidelines updated they're encourage to provide that feedback to the ARC for review.

Snow removal was discussed and the different areas within the community. Different service areas receive different services based on the contracts. Snow removal can be discussed in further

Ponderosa Ridge HOA  
BoD Meeting Minutes  
6:31pm on May 22, 2024, at Indian Trail Library

---



detail when the proposed 2025 budget is reviewed. Changes to the snow removal contracts will have effects on the budget should the Board want to increase services.

With no further business the meeting was adjourned at 6:59pm

Respectfully submitted,  
Rockwood Property Management