

PONDEROSA RIDGE

Minutes

April 24th 2018

Location: Indian Trail Library, 4909 W Barnes Rd, Spokane, WA 99208

Meeting called to order: 6:06pm

In attendance: -Gil Pierce (Rockwood Property Management HOA Manager)

- Joe Frank (Greenstone Homes)

- Dori Ramsey (note taker)

61- Homes Represented quorum established

Budget Review-2017/2018

- **Main**

- Total income for 2017 \$69,544.90
- Total expenses for 2017 \$56,779.84
- Total net cash flow for 2017 \$12,765.06

- Total projected income for 2018 \$71,710.00
- Total projected expenses for 2018 72,78.00
- Total projected net cash flow for 2018 \$2,120.00

- **Cottages and Townhomes:**

- Total income for 2017 \$19,605.00
- Total expenses for 2017 \$19,438.28
- Total net cash flow for 2017 \$166.72

- Total projected income for 2018 \$20,520.00
- Total projected expenses for 2018 18,192.20
- Total projected net cash flow for 2018 \$2,327.80

- **Rosebury Commons**

- Total income for 2017 \$12,953.00
- Total expenses for 2017 \$12,697.04
- Total net cash flow for 2017 \$255.96

- Total projected income for 2018 \$13,500.00
- Total projected expenses for 2018 13,434.34
- Total projected net cash flow for 2018 \$65,67

- **Private Streets**

- Total income for 2017 \$222,057.39
- Total expenses for 2017 \$217,375.19
- Total net cash flow for 2017 \$4,682.20

- Total projected income for 2018 \$268,110.00
- Total projected expenses for 2018 \$254,943.40
- Total projected net cash flow for 2018 \$ 13,166.60

Meeting Minutes from the 11/01/2017 meeting have been approved.

Homeowner Questions/Comments:

- Homeowner asked if the HOA pays for the water being used by the construction crews, No the contractors pay for any water being used.
- Ponderosa Pine trees at in the green space near Torrey and Rosebury need to be removed, HOA will do a walk through and schedule trees for removal
- Homeowner brought it to the attention of the HOA that Rosebury and Linded are switched on Google maps, HOA will checking the issues and see how it can be resolved.
- Cottages/Townhomes: Homeowner asked if the driveways can be removed from snow removal services, HOA said this can be done, the homeowners need to come together and decide if this is something they want to change as a group.

Other Discussion:

- HOA will be evaluating the private streets that need repairing; all expenses from this improvement will come out of the capital expenses fund.
- Gil will be evaluating the snow removal in Rosebury Commons to see if it is being done to the standards set by the HOA
- Upon the HOA Board being turned over to the homeowners, the HOA will need to decide if an audit will be performed; this will be discussed at the next board meeting.
- Board will discuss as top whether they want to pay to have the field north of the cottages cleared of weeds.
- New dog station to be placed in the trail area at the end of Linden Lane
- Annual HOA BBQ is scheduled for August 23rd, there will be no movie shown this year.

Board member election:

- Floor nominations:
Bill Sargent
Joe Frank
Patrick Butler

Election Results:

Bill Sargent and Patrick Butler have been elected to be on the Ponderosa Ridge Homeowners Board for a term of 2 years. A board meeting will be scheduled in the next few weeks.

Meeting Adjourned- 7:30 PM