



Ponderosa Ridge HOA Board of
Directors Meeting
February 19th, 2025 @ 6:00pm VIA Zoom

MINUTES

In Attendance: Rockwood Staff: Vaughn, Gil (partial); Board members: Bob, George, Jodi, John, Kathy.

Call to Order: 6:03 p.m.

Ratify BOD Decisions by Unanimous Consent:

Approval of management agreement – added item that says Rockwood will send transcript and recording of each meeting to the Board for minutes creation to avoid a fee for Rockwood taking minutes. With that addition the management agreement is approved.

Review/Approve:

Minutes for October 10, 2024 – Motion to approve was entered. Minutes passed unanimously. Jodi abstained because she wasn't at the October meeting.

Financials through 12/2024 – Financial report was moved to be approved and was passed unanimously.

Old Business

Final Approval of Seal Coating Area – motion to approve passed unanimously.

New Business

Replacing Private Drive Signs for Cottages/TH Alleyway – signs had faded to the point where you could not read them. (This led to a discussion of the No Parking signs that folks don't obey, and how we can enforce those.) A high contrast sign purchase at \$65 per sign plus installation was approved.

HOA Party – this is in the budget and survey respondents indicated they would like it to continue, and it was well attended last year. The decision that it will continue was passed due to these factors.

Discussed watering and watching sprinkler maintenance and issues closely this year to avoid dead lawn patches. Reminder to contact Rockwood if you see issues so they can be addressed quickly.

Discussed concerns about excessive street parking and not utilizing garage space. Within our CC&R's, street parking is limited to 48 hours. The exceptions are Sundance and Barnes. Discussed options for violations, fines, and possible towing.

Homeowner Forum: no items, no homeowners present.

Adjournment: The meeting adjourned at 6:47 p.m. Go Zags.