

**Ponderosa Community Club  
Board Meeting Minutes  
September 13, 2008**

President Bill Griffin called the meeting to order.

Thanked new members in attendance.

Bill Griffin asked Pete Smith for the Treasurer's report.  
August financials: 66% through the year and are below budget.

Bill Griffin thought Bob Melson would have answers to the M & O Pool, sitting at \$1,400, spent to date of some \$8,000 budgeted Bob said the budget is sitting at around \$7,000 and a bill still to be paid for chemicals. Bill said the August report showed \$1400 spent with a budget of \$8,000. The entire report was in error and a corrected copy was handed out.

M & O - Roads, \$11,000 so far this year: \$31,000 has been budgeted and a \$13,000 bill will be paid this week. It was noted that we are very close to budget. We have sand for the winter and gravel for water repairs, etc. We are pre buying.

Bill Griffin mentioned that the Webmaster is having technical difficulties. Bob Melson will notify everyone when something important is on the website.

Bill Griffin asked for information on the States low interest on the upcoming water project. It was stated that Dick Nicklas We have was about the process going forward, we would need a concrete plan before we can start the loan process. Grants and low interest loans would be available.

One member asked about the 1% State loan. She had learned from a friend in another development, that all the impact studies they would have to do to accommodate the loan would cost around \$70,000. It would be a good idea to assess the individual people if we decided to go this way. No answer could be given by on this topic.

Bill Griffin brought up an item on the 2007 annual report from the accountant and he did not understand the loan fees, net of \$1149 and \$718 accumulated amortization respectively of some\$6,000, he asked if Peter had any idea what this was. He said he had no idea and Bill asked him to clarify this with the accountant.

**Water system plan status.**

**A report was given by Jeanne noting she and Paul met with water engineer Bill Schmidt this week.**

**The board has approved the water system expense and the money is available. It is hoped that by next spring we would be able to start getting bids for Section, 1, 2, 3 and 4. We would have to find out how much each section would cost and how much we can do at a time. Also how much money we have in our water program. It was stated that with this boards direction we are moving in the right direction.**

**All funds would come out of the water account, balance at this time is around \$350,000.00. The cost would not be determined until we have the design specifications and start calling for bids. The ballpark figure is around \$1.5 million. Dick Nicklas did come up with a higher figure. We have a loan at \$24,000 a year until the year 2023 when it is totally paid off. This money is invested at 4% or better and we are only paying 1% per year. We collect \$58,000 from the homeowners for infrastructure, which is basically twice what we are paying on the loan. We are definitely moving in the right direction. Water meters are still up in the air, according to the State Department of Health. The way it stands now: us as a municipality would not have to put in water meters. We could make a decision to do so, but we don't have to. The Supreme Court will hear a case this winter that will change that or go with the lower courts ruling, this was designed originally for larger cities and not smaller municipalities.**

**Bill Griffin said the plan is to include the installation of the meter boxes seeing as we would have the roads dug up. Whether the State would require us to have meters is the first question and the other question is, even if they do not require us to have meters what do we believe about that issue. In terms of finances the Board feels very comfortable that we are in good financial shape. The meter sets will go in regardless, just in case they change their mind in 2017. Phase 1 could happen as early as 2010.**

**Bill asked about a financial question: several months ago, the last he heard about the Linderman lawsuit was that there was \$6,700 pending coming to us, and asked if we had received this. In the two years Bob Melson has been Association Manager he had never been told by a Board that we had \$6,700 coming from the Linderman lawsuit. Whether one of the previous Boards has accepted some of that money, and it went into a treasury, he did not know. He has not seen any documentation on it. No one else seemed to know about it.**

Except for the fact that some people heard it at a meeting but did not know the amount. Bill said they would look into this.

## 2009 Proposed Budget

**Payroll salary:** Gina Wilkins had questions as to new hires and salaries. This was tabled for future discussion. Bulk Mailing is not a problem due to time frame. Payroll will be discussed in Executive session.

**Needler:** Increased postage in 2010. Anticipated December issue?

**Greenbelt:** Budget is \$3,700 for this year and next, with a total of \$500 ytd. Tree removal and chipping is on the agenda for October.

**Insurance:** Bob said he has a plan for getting better insurance for the same money. Our present policy will end on October 19. This new policy will run from June to June. The premium from October to June will be \$2230.00 payable on October 19 when our policy ends. We will vote on this at the next meeting. Bob will give us specifics by email, on the new policy

**M & O pool** \$9,000 has been budgeted for pool and pool maintenance. Resurfacing the pool came from capital reserves. If chemical prices go up, it is included in the \$9,000

**M & O roads** \$31,000 for roads for this year and next year. This does not include additional paving. Drainage issues would be a maintenance issue.

**M & O water** \$17,400 this year down to \$12,000 for 2009. The one time reservoir cleaning was done last year at a cost of \$7,000. There is an increase of 20% over last year taking the reservoir cleaning into consideration.

**Office/Board** \$7,900. Increase of \$2,900 over 2008. Revising By Laws, and Operating Procedures and probably our Rules and Regulation.. Including printing and mailing. Changing of By Laws has to be submitted in paper ballot to every member.

Revisit idea of reimbursement of mileage expenses. Many ideas were discussed on different positions. Keep as is. Indifferent. This was rejected.

Ideas came from audience and board. Staff T-shirts to identify employees. Name tag. Board endorsed name tags.

**Building & Grounds** \$13,775 up to \$15,075 for 2009 Nancy said she had put forth a proposal for items small things in clubhouse, playground, Purchase of paper products in clubhouse and office. Installation of industrial flooring throughout upstairs in Clubhouse.

**Board vacancies** 3 positions open: Caretaker, Association Manager, and Office Manager. Bill wants all members notified, this could be done by email. Background State Patrol check has been done on all applicants.

**Dead tree issues.** If on Poderosa property, go through Greenbelt committee. If on private property, report to ombudsmen or go through office. The ombudsmen deals, out of the board, with the property owner to recognize they have a problem. If it becomes a fire problem, the ombudsmen would go to the fire Department.

Bill Adjourned the meeting at 12:30 p.m.

Respectfully submitted,

Mike Buck, Board Secretary