

# PONDEROSA SPRINGS PROPERTY OWNERS ASSOCIATION

## June 12, 2021 Meeting Minutes

At 11:32 am, Acting President Tom James welcomed all attendees to the meeting and called the meeting to order. Tom Hiscox served as secretary. This year's meeting was held at the Christopher/Kohls Fire Department Station 53. Approximately 60 people were in attendance.

Two guest speakers were invited but were unable to attend. Gary Roberts, North Zone Fire Prevention Officer, Tonto National Forest had to cancel due to fire activity on the Tonto NF, especially in southern Gila County. Chief Bob Lockhart of the Christopher Kohls Fire District was expecting to attend but had a personal conflict arise. In Chief Lockhart's place Dave Elsten of the CKFD attended the meeting and spoke to the group.

Dave Elsten first reviewed the fire restrictions which are in effect at the time of the meeting:

- We are now at Stage II Fire Restrictions. No open burning anywhere. The only flames which are allowed are from propane fueled stoves with a shut off valve.
- No chainsaw or other internal combustion engine usage during the day
- No firearms discharge unless legally hunting
- No smoking outside
- No air gun usage
- No fireworks.
- Restrictions apply to all Forest Service land and all public and private land in Gila County. At Stage II level, Gila County adopts the more restrictive Forest Service restrictions.
- More detailed description of the restrictions can be obtained from the fire department website ([ckfire.net](http://ckfire.net)) or the Tonto National Forest website (<https://www.fs.usda.gov/alerts/tonto/alerts-notice>)
- If you see any violations of the fire restrictions, **CALL 911**. Tell the 911 operator where you are and to notify the Payson substation and the Christopher Kohls Fire District.

Mr. Elsten took questions from the group:

- A question was asked about the tax levy this year. No one at the meeting could say for certain what the new levy would be because the process for setting the tax levy was in progress, but it is believed the tax levy will remain the same as last year.
- Concerning the water bladder located at the entrance to Ponderosa Springs, it is checked three times a year for leaks and to ensure it is full.
- The pine needle trailer from the fire department is available for use as has been in past years. This year logs up to 16 inches in diameter are allowed as are stumps. This is because the burn pit is no longer burning the refuse but shredding it to make biofuel.
- Chief Lockhart is working on obtaining grants for thinning and fuel removal work and will announce when any become available.

Acting President Tom James thanked Dave Elsten for his information. Former President Steve Sundra then gave an invocation before opening the potluck to the property owners.

At 12:21 pm, the meeting Call to Order was made by Acting President Tom James. The group then recited the *Pledge of Allegiance*. The business meeting then followed the prepared agenda.

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(2) The roll call of officers was made. The President position is vacant. Secretary Laurie Johnson was absent. Present were Vice President Tom James, Treasurer Susan Keown, Board Member John Eager, Board Member Armando Felix, and Board Member Dave Duprest.

(3) The 2020 meeting was held October 10, 2020 and included only the officers due to the pandemic. Tom James reviewed the minutes of that meeting which are attached. A motion to accept the minutes was made, seconded, and approved by voice vote.

(4) a Treasurer Susan Keown then presented the Treasurer's Report which is attached. The balance in our account at the end of May was \$15, 942.96. A motion to accept the minutes was made, seconded, and approved by voice vote.

b Tom James then reported on correspondence and community activity since October 11, 2020.

(5) Business:

1. Fire Restriction. As already presented by the CKFD, we are at Stage II restrictions with no open burning. CKFD expects Tonto National Forest to move to Stage III before the 4<sup>th</sup> of July weekend unless we get significant rain. Stage III closes the National Forest to all recreational access.
2. Gila County fire restrictions are now the same as Stage II FS restrictions. No open burning on private land.
3. Leash Laws – We reviewed applicable Arizona and FS regulations regarding control of dogs. All dogs must be confined to their property or on a leash less than 10 feet long. Electronic collars do not comply with the law. Homeowners should also be aware of coyotes in our area and should control pets for the pet's safety.
4. We discussed the need to update the PSPOA contact information with current emails and phone numbers. All contact information should be sent to Susan Keown ([susangekown@gmail.com](mailto:susangekown@gmail.com)) or Tom Hiscox ([PSPOA@outlook.com](mailto:PSPOA@outlook.com))
5. Tom James handed out a sheet with important contact numbers to use when in Ponderosa Springs (*See attached*).
6. We discussed the roaming of cattle in Ponderosa Springs. According to the Bar X Ranch that has the grazing lease in our area, we can expect cattle July 1 – September 30, 2021. In further discussion, it was noted there is very little grass to graze this year due to the drought.
7. The group discussed our water situation. We are in a 20-year drought cycle and the second year of serious drought. We got very little moisture last year and almost nothing so far this year. Our ground water aquifer is spaces within a rocky substrate rather than a typical sandy aquifer. Therefore, it is possible to locally run out of water in the cavity you well is pumping from. We have reports of homeowners who have noticed their well water level dropping and one who had to deepen their well substantially. All property owners should be very conscience of their water usage and avoid all wasteful and unnecessary usage. An additional concern with the drought is the hardship on wildlife; they will become more aggressive looking for food and water around our houses.

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8. The speed limit in Ponderosa Springs is 25 mph as set by the state. Our older attempt to set a 15 mph limit was cancelled by the highway department. As noted, even going 10 mph kicks up a cloud of dust in our drought situation. Please be mindful of the dust when driving through the subdivision.
9. We discussed OHV usage in our subdivision. All OHVs must have a current Arizona OHV sticker and furthermore be licensed for road use if driving on Colcord Road.
10. To collect firewood in the National Forest, you must obtain a permit. This includes dead and down wood collection also. For more information, search the Tonto National Forest home page.
11. Regarding our 911 address placards (green number boards), it is important to keep them in good condition and readable for emergency services to use if the need to come to your house.
12. The group next held nominations and elections to fill all the positions in the organization. Terms for all positions is three years. As a result of the nominations, motions, and elections, the following is our newly elected slate of officers:

President	Kaja-Anne Jezycki
Vice President	Susan Keown
Secretary	Tom Hiscox
Treasurer	Dave Duprest
Board Members	Armando Felix
	John Eager
	Keith Dompier

13. The discussion and action regarding funds for legal assistance to review our Bi-laws, constitution, and articles of incorporation was deferred to a future board meeting.
14. A motion was made to change the corporation commission records and direct the Wells Fargo bank to change the signature cards on the association account to include the new President Kaja-Anne Jezycki and new Treasurer Dave Duprest and drop from the records the outgoing president Steve Sundra and outgoing Treasurer Susan Keown. The motion was made, seconded, and approved by voice vote.
15. As a final meeting item, the association's appreciation for the long and effective service given by Steve and Shelly Sundra was recognized. Several of the members added their personal comments and appreciation for all the achievements that were made under Steve's tenure. Cards signed by homeowners, which included a gift, were presented to Steve Sundra.
16. At 1:36pm, a motion was made to adjourn the meeting, was seconded, and approved by voice vote.



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Tom Hiscox, Secretary

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**ATTACHMENTS**

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### *PSHOA-PSE Important Contacts*

AZGFD Arizona Game and Fish Department	azgfd.gov	602-942-3000
CKFD Christopher-Kohl's Fire District #5 (i.e. Brush Trailer)	ckfire.net	928-478-4011
Gary Roberts- North Zone Fire Prevention Officer	gary.roberts@usda.gov	
Gila County Sheriff's Office Payson Substation	928-474-2208	
Operation Game Thief (AZGFD)	1-800-352-0700	
Payson/Pleasant Valley Ranger District (TNF)	928-474-7900	
Vandalism/Livestock Depredation (AZGFD)	1-800-826-3257	
Dialing "911" re: <b>fire</b> and/or <b>medical</b>	911 Say you want Sheriff and CKFD	

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Ponderosa Springs Property Owners Association  
Treasurer's Report

Account Balance as Of 08/31/20	\$	15,692.51
Income		
Properties owners Dues	\$	250.00
Trsf		
Bank Interest	\$	0.45
	\$	<u>15,942.96</u>
	\$	<u>-</u>
Total 05/31/21	\$	15,942.96

Submitted by

*Susan Keown*  
PSPOA Treasurer



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### **2020 Ponderosa Springs Property Owners Association Meeting**

\*(Note: The following information regarding the 2020 PSHOA Meeting was emailed to Property Owners in both PS and PSE on August 25, 2020, by Secretary Laurie Johnson.)

#### **Message from Steve Sundra, President PSPOA**

Hi Neighbor -

I hope everyone is well and able to spend some time in "God's Country" where the cool air activates the whispering pines.

In my Spring HOA letter, I cancelled the June 2020 meeting explaining the dangers of the Corona Virus and proposed an October 10, 2020 meeting. The danger of the virus transmission is still great, so as a result, I am cancelling the October 2020 meeting and calling for a Board meeting instead.

This Board meeting will be held on Saturday October 10, 2020 at 11 am at Substation 53 in Ponderosa Springs. This will be short without refreshments, and the purpose of which, will be to keep the PSPOA members informed as to our finances and up-to-date happenings in our area.

We will need a quorum of four Board members to conduct business. Our Board consists of Susan Keown, Tom James, Armando Felix, John Eager, Earl Guthauser, Laurie Johnson, and Steven Sundra. If you cannot make the meeting, let me know as we need a quorum.

Everyone enjoy a healthy wonderful fall and I hope to see all of you at our June 2021 meeting.

Best Regards,

Steve Sundra, PSPOA President

(928) 951-2564

P.S. Please keep your contact information current by contacting Laurie Johnson at 602-550-6888 or emailing her at [lauriejohns123@gmail.com](mailto:lauriejohns123@gmail.com).

(10/10/2020)

**Call to Order:** President Steve Sundra called to order the PSPOA Board meeting to order at 11:14am. Next, Steve asked the attendees to stand for the saying of the "Pledge of Allegiance." He made a brief welcoming remark and indirectly thanked Chief Lockhart and the CKFD for the use and setup of Station 53.

#### **Roll Call:**

Steve asked for a **Roll Call** of Board Members.



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President, Steve, *present*; Vice-president, Tom James, *present*; Secretary, Laurie Johnson, *absent*; Treasurer, Susan Keown, *present*; Members at Large, Armando Felix, Dave Duprest, and John Eager, *all three present*.

(Two Members of Public voluntarily attended, Mark Maxcy and Dick Hancock.)

### **Approval of 2019 Minutes**

2019 Minutes were not available.

### **Treasurer's Report:**

Steve asked Treasurer Susan Keown to read the Treasurer's report. After the reading, Tom asked what "tsf" meant; Susan said it meant "transfer," and that it was to keep Savings Bank account *active*." Board did not vote to approve Treasure's Report.

Dick Hancock made known that his name is still on record for PS banking records as a key executive for PS at Wells Fargo bank. Susan made a Motion to remove Dick Hancock as a key Executive of PSPOA and to replace with Steve Sundra's and was seconded by Steve. The yearly paperwork to be filed with the Corporation Commission will show this change.

### **Vote results:**

**Ayes: 6**

**Nays: None**

### **President's Announcements (No Board action necessary):**

- Steve added that the CKFD Levy Rate is till at \$3.05, and the current ceiling level is \$3.25. Our District is the lowest in Rim Country.
- Steve made known that 2020 meeting's Minutes would be emailed to property owners.
- Gordon Creek Bridge replacement is now complete.
- All residents are reminded that all pets are to leashed when walking them in PS and PSE.
- This past year, barking dogs have been a nuisance. Owners need to house dogs indoors if dogs continue to bark.
- Operators of vehicles pulling trailers of any kind need to be continually aware of their tow chains not making contact with pavement/ground.
- PS Declaration of Restrictions are available from Steve.
- Please do *not* park alongside roadways on grass.
- Please berm driveways away from community roads and into bar ditch to prevent water erosion.
- All residents, please *update* email, cell, and/or address-(es) with Secretary.
- Tom added that a wealth of information can be had from the website *ckfire.net*. The most current Gila County and Tonto National Forest restrictions are available.

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- Furthermore, during this extreme dry period, the 25mph speed limit on our residential roads in PS and PSE is still too fast due to the dust issue. This includes OHV's and full-size vehicles. As of present, all six Arizona National Forests in Arizona are at *Stage 1* fire restrictions until December 31<sup>st</sup> unless rescinded earlier.

### **Business.**

- Dave Duprest asked Steve for "No Outlet" and/or "Dead End" signs be installed at the corners of Indian Trails and Leisure Lanes. Mark Maxcy reminded all that there is no *Outlet* anywhere in Ponderosa Springs and Estates anyway. Armando asked about possible speed bumps. Steve replied that they would be dangerous, and there could be problems with vehicles pulling trailers. Steve added there are County restrictions on placing signs along residential roads. No Board action was necessary.
- Tom made mention that some Rim Country communities, like Christopher Creek, rent a large dumpster for use about now. He had two information sheets available from Christopher Creek community. Steve said that this would be better added to and dealt with on the 2021 meeting agenda. John Eager reminded Board that CKFD will deliver, pick up brush trailer, take load to Blatner Pit, and dump. Cost: \$30.00 or \$35.00 to property owner. Another Board member said the signup list is still rather long for use of the brush trailer. No Board action was necessary.
- The issue of short term rentals in PS was brought up. Brief Board discussion took place regarding possible septic overload and well contamination. Steve read restrictions regarding the issue of renting properties. From his experience working for a Title agency, Armando said that most likely in Court, our restrictions do not address short term rentals.
- Steve made a Motion to change Constitution to read that four Board votes are necessary for a Quorum not three Board votes and was seconded by John. Change will be made in Constitution.

### **Vote results:**

**Ayes: 6**

**Nays: None**

### **Good of the Order:**

Armando asked how many property owners have paid dues this year. Susan responded twenty-three. Steve reminded Board that property owners are not required to pay dues, but following restrictions is compulsory.

### **Adjournment:**

John made a Motion to adjourn PSHOA Board meeting and was seconded by Susan.