



Board of Directors Meeting
March 17, 2021 7 pm
GoToMeeting Virtual Platform

Called to order at 19:00

- **Directors in Attendance:** (7): Jacob Andersen, Anne Thomas, Rod Seagraves, Marsha Binder, Scott Kingsford, Sharon Shutts, David Jesse
- **Absent:** (1) Eugene Winter

- **4 Degrees Team-** Christina, Alexa, Joel & Monique
- **Ponderosa Team-** Melissa & Rob Guyott
- **Items approved via Email –** Prior meeting minutes

- **Financial Review-**
 - **Meadowwood**
 - Operating \$126,532
 - Reserves \$60,061
 - Savings \$51,509
 - **Garden Ridge**
 - Operating \$41,970
 - Reserves \$32,137
 - Savings \$30,469
 - **Gray Hawk**
 - Operating \$21,382
 - Reserves \$12,438
 - Savings \$4,644
 - **Rocky Hill**
 - Operating \$67,748
 - Reserves \$20,789
 - Savings \$83

- **Financials-** Financials were reviewed by 4 Degrees, with no questions from Board.

- **Ponderosa Management Introduction:** 4 Degrees has sold Association Portfolio to Ponderosa Management. The Board asked several questions regarding the transfer, including the honoring the current contract, who will take care of the expense of the transfer & what authorized the sale within the contract between 4 Degrees & Meadowwood HOA.
 - Ponderosa is honoring current 4 Degrees contract through end of term
 - Ponderosa will send out (and pay for) a mailer introducing the new management company as well as email and upload to the website, so all owners are informed, approximately the first week in April.
 - 4 degrees will be available for 6 months following the transition to support the new management company & the Board.

- **Project Review** – The current project tracker was presented & 4 Degrees went through some of the current projects that are in progress & what is transferring to Ponderosa.

- **ARC** - Board reviewed the ARC conversations between Board Members. Marsha disagreed that they fairly or accurately represented the discussions that had happened prior. The Board decided to table the conversation due to the Management team transfer & there might be the ability to have the new management company process these.

- **President Appointment-** Anne is stepping down from the Board for personal reasons. David nominated Scott for the position, since he has the time & availability to fulfill the duties & responsibilities that are necessary. Rod seconded the nomination & Scott accepted. The Board voted unanimously to appoint Scott as president for the remainder of 2021. The Board then needed to fill the position of secretary for the Board. Scott nominated Rod to fill the position and Rod accepted. David seconded the motion, and the board voted unanimously to appoint Rod for the remainder of 2021.

- **New Board Member Appointment** – Jacob made a motion to allow the Board to add the new member to the Board, rather than wait until April. This was seconded by Sharon, and the Board unanimously voted to add the new member at this meeting. Sharon nominated Karen Pagliaro to serve on the Board of Directors. Jacob seconded the motion, and the Board unanimously voted to add Karen to the Board for the remainder of the 2021-2023 term vacated by a previous Board Member.

- **Additional Seat-** Board has one more seat to fill, Management will send out notices to the community & reach out to other members who have previously expressed interest.

Meeting adjourned at 20:03