



BOARD OF DIRECTORS MEETING

September 20, 2023, 6:00 PM

Via Internet, Zoom

MINUTES (DRAFT)

DATE AND TIME

A meeting of the Pioneer Hills Owners Association Board of Directors (referred to hereinafter as the "Board") was held on September 20, 2023, at 6:00 PM via Internet ZOOM.

CALL TO ORDER/ESTABLISHMENT OF QUORUM

President, Steve Wickham called the meeting to order at 6:02 PM.

Directors Present: Steve Wickham (President), Joe Decker (Secretary), Linda Vaughn (Appointed Member at Large). Directors Absent: Casey Bates (Appointed Treasurer), Chad Forte (Appointed Secretary). Quorum was established.

Also present from Teleos Management Group was Heidi Brown, Community Property Manager.

Homeowners – See sign in list.

APPROVAL OF MINUTES

The August 01, 2023, board meeting minutes were included in the Board packet.

Upon motion by Director Steve, seconded by Director Joe, upon vote and unanimously carried the August 01, 2023, meeting minutes approved.

ACCEPTANCE of 2nd QTR FIANCIALS

The 2023 2nd quarter financials were included in the Board packet. Upon motion by Director Steve, seconded by Director Joe, upon vote and unanimously carried the 2023 2ndquarter financials approved.

REPORTS

- I. **Financial Report** – Initial Review of 2024 Budget in in full swing



- II. **Rules and Regs Review Committee** – Committee will schedule something at the start of the year for the HB 23-1233- Electric Vehicle Parking Policy as well as the SB23-178- Waterwise Landscape policy for March rollout.
- III. **Parking Committee** – The Committee did not meet recently and there are no updates.
- IV. **Pool Committee-** Joe Decker reported that the season was extended by two weeks, and everyone really seemed to enjoy that and will be considering it for next season.
- V. **Landscape Committee-** Committee did not meet, however special thank you to Linda Goldstein and Teresa Lowrey for keeping the front entrance looking fabulous!
- VI. **Communication/Social Committee** – The end of the pool season event was a blast for all and thank you to our sponsor and social committee. Saturday, Sept 23, there will be a coat drive at the pool parking lot, for any homes able to support.
- VII. **Reserve Funds Committee** – Committee did not meet.

WETLANDS UPDATE- Steve Wickham reported that Save a Tree will begin tree mitigation around September 25, 2023. As well as quotes pending on Bridge Repairs

UNFINISHED BUSINESS – After a long wait the engineer’s report has been sent to our insurance company for review. That means we should be hearing shortly on what will be covered and to what extent.

NEW BUSINESS – Three positions open for election this year. N1 – will appoint a homeowner to complete the existing term until 12/2024. N2 – open position, this term is for three years, and Member at Large position is open, this term is for one year.

HOMEOWNERS OPEN FORUMN – no questions



ADJOURNMENT

There being no further business to come before the Board at this time, the meeting was adjourned at 6:22 PM.

NEXT Meeting will be the Homeowners Annual meeting, November 16, 2023, at 6:00 PM via ZOOM

Respectfully submitted,

By: _____