



ANNUAL HOMEOWNERS MEETING

November 30, 2021, 6:30 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 Wednesday, November 30, 2021, at 6:30 PM via Internet ZOOM.

CALL TO ORDER

President, Ron Harmon called the meeting to order at 6:36 PM.

Directors Present: Ron Harmon (President), Joe Decker (Vice President), Frank Kisel (Treasurer), Danielle Pedderson (Secretary), Steve Johnston (Member at Large)/

Also present from Teleos Management Group was Heidi Brown, Community Property Manager and Lynn Caulkins, hosting the Zoom meeting.

Homeowners – See sign in list

PROOF OF NOTICE AND ESTABLISHMENT OF QUORUM

Manager disclosed that the Annual Meeting Notice, Proposed 2022 Budget and Proxy were mailed to 277 homeowners of record on November 13, 2021. Manager received 30 proxies for quorum purposes and had 33 homeowners attend the zoom call.

HOA bylaws state – Except as otherwise provided on these Bylaws or the Declaration, Owners present in person or by proxy at any meeting. The manager announced that the quorum requirements had been met for the meeting.

2021 COMMITTEE UPDATES

Landscape Committee – Steve the landscape chair wanted to especially thank the core group Stacy Gill, Theresa Lowery, Nick Losito, Carol Langlier, Linda Goldstein, Stephen Wickham, Kathy Decker. This group is amazing and very dedicated. From adding mulch to the playground and then in around areas that needed additional coverage.



Redesigning the main entrance off Chambers Rd., removing, replacing shrubs, plants in neighborhood three and four. 2022 this committee plans to continue to improve the common areas within the community.

Pool/Parking Committee – Director Joe stated that the pool had a very successful season this year. We continue to utilize the fobs for entry, some pool furniture will need to be replaced throughout the 2022 year as it wears out. The pool is the community's central point to get the community together. Pool house will have a repaint this coming Spring. Paint color will come from leftovers that will be purchased from neighborhood two. Director Joe stated that the parking committee is working, and people are following the parking rules and communicating if they need something. Vehicle registration is due yearly and so Joe said that deadline is June 1, 2022. All will be emailed information ahead of that. We utilize this information, should we have a gas leak and need cars moved as we did this summer. In spring of 2022, parking lines will be repainted throughout the community.

Rules and Regulations Committee – currently it is inactive, however it is a committee that is when needed will be active. Director Ron thanked Linda Vaughn and Heidi for their participation.

Social Committee – Director Danielle, gave a special thank you to co-chair Pam Hiss and to Candace Banning, Kim Harmon, Hege, and Heidi. Danielle noted they have had several great events, the Fourth of July costume contest, parade through the neighborhood, a sponsored food truck, closing of the pool season, upcoming Dec 6 committee is hosting a first Pioneer Hills Pinecone Market. This event is for children 8 and under to come and shop from donated items for their parents, grandparents, siblings and any loved ones. Each child received six tokens at no cost, to pick out six gifts for loved ones. Helpers will be there to help each child pick out, wrap gifts and share some hot chocolate and snack prior to their departure. More to come on the "Decorate your Front Door" and volunteer holiday carolers will be stopping at each decorated door to sing a special carol and judge the front door. For 2022 looking to plan and continue some grand events and always are looking for sponsors and volunteers.



Manager Report- Manager Heidi reported she was also busy by participating in all committees, worked with Lennar to replant trees, repair drainage issues throughout the community, and had many damaged concrete areas replaced. The Native Grass areas were reseeded by Lennar and will be followed up for growth in late Spring. Redesigned some safety issues between homes. 2022 pool and vehicle registration will be streamlined from all information collected from 2021 pool/vehicle registrations. In 2022 plan to complete a community glossary of all plants, shrubs, trees, so that a maintenance/replace schedule can be created for future reference once completed. Irrigation will continue to be addressed with installation of moisture monitors so to save money on eliminating wasteful watering.

APPROVAL OF NOVEMBER 18, 2020, ANNUAL MEETING MINUTES

Manager presented the November 18, 2020, Annual Meeting minutes to the Board of Directors.

Upon a motion duly made by Director Harmon, seconded by Director Decker, and upon Vote, the November 18, 2020, Meeting minutes were unanimously approved.

APPROVAL OF THE THIRD QUARTER FINANCIALS

Director Steve presented the Third Quarter 2021 Financials to the Board of Directors.

Upon a motion duly made by Director Joe, seconded by Director Fred, and upon vote, The 2021 Third Quarter Financials were unanimously approved.

RATIFY 2021 BUDGET

The proposed Budget for 2022 was distributed to the homeowners in advance. The 2022 budget did not require an assessment increase. Things would be managed much like 2021.

Following discussion, upon a motion duly made by Director Joe and seconded by Director Danielle, and upon vote, the 2022 budget was unanimously ratified.

ELECTION OF TWO OPEN BOARD POSITIONS

Manager stated there were two open positions on the board for 2022. Member at large That is open to any of the neighborhoods, homeowners. The Board also has an open position in Neighborhood One, which was only open to those homeowners.



Manager called for nominations from the floor. There were none.

By acclamation the following homeowners: Steve Johnston from Neighborhood Four was elected to the Member At Large Board position. Danielle Pedderson was elected to the Neighborhood One Board of Directors position.

RESIDENTS FORUM

A homeowner wanted to share with the community to watch out for "Porch Pirates" in the neighborhood. Several homeowners then commented that yes it has also happened to them. If we could all watch out for our neighbors, maybe we could help eliminate that opportunity for "Porch Thieves". A homeowner wanted to verify what the ending cost was for homeless encampment clean ups. For the year Steve mentioned the cost this year was \$7200.00 as all being aware we were able to catch it before overtook any area. Metro District is meeting and working with the City of Aurora, both board of directors' attorneys. Currently, the offer on the table is to create an easement rather than transfer of ownership. More will come from meeting scheduled for mid January 2022.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 7:28 PM.

Respectfully submitted,

By: _____



NEW BUSINESS

Review of 2020 - President Ron started the evening off by sharing accomplishments made by the Pioneer Hills Community in 2020. Those highlights were: Creating committees, straightening/replacing signage within the community, located Monolith money, park toy replacements, replacement of photocells and 300 bulbs at homes, homeless encampment clean up, Lennar finalizing plantings promised in 2019. He looks forward to a better 2021.

2021 Budget Ratification – Director Steve explained the increase in monthly dues by neighborhood.

Election of Board Members - Two (2) Board positions (One (1) position in NIII and One (1) position in NIV) and One (1) Member at Large position were up for election. Manager disclosed that quorum had been met both by proxy and homeowners in attendance.

There were four homeowners who ran for the open positions. Ron Harmon (NIII), Velda May (NIV), Frank Kisel (NIV), and Steve Johnston (NIV).

Neighborhood III Election- Ron Harmon was the sole candidate representing neighborhood III Board of Director position. Unanimously Ron was voted into this open position.

Neighborhood IV Election – Velda May, Frank Kisel, and Steve Johnston were the candidates representing neighborhood IV. Unanimously Frank Kisel was voted into this open position.

Member at Large Election – Velda May and Steve Johnston were the candidates representing from neighborhood IV for the Member at Large position. Unanimously Steve Johnston was voted into this open position.

RESIDENCE FORUM

Homeowners requested more frequent communication through email regarding the Wetlands and overall community happenings.

VII. ADJOURNMENT

There being no further business to come before the Board at this time, the meeting was adjourned at 7:53 PM.

Respectfully submitted,

By: _____

