

**Pioneer Hills Owners Association
Board of Directors Meeting
April 1, 2026 – 6:00 pm**

Call to Order:

- Meeting called to order at 6:00 pm

Established Quorum:

- A quorum of the Board members was confirmed

Proof of Notice of Meeting:

- Proof of meeting notice was confirmed

Review and Approval of Previous Meeting Minutes:

- Call for vote: PH Owners Association Board meeting minutes from September 17, 2024 & September 24, 2024.

ACTION: Mr. Jim Benedict made a motion to approve meeting minutes from September 17 and 24, 2024. The motion was seconded by Mr. Steve Hiss. The motion was put to vote and passed unanimously.

New Business:

- Mr. Joe Decker relinquished his position as N2 Board representative; the Board accepted the nomination of Mr. Steve Hiss as the new representative

ACTION: Mr. Jim Benedict made a motion to appoint Steve Hiss to the at-large position on the PH Owners Association Board of Directors. The motion was seconded by Mr. Steve Johnston. The motion was put to vote and passed unanimously.

Director Reports:

1. Treasurer: Mr. Steve Johnston
 - The end of year financials for Board approval
 - Q4 (year end 2024) were received late which delayed reviewing and analyzing
 - The PH Owners Association Board of Directors agreed to delay the vote until proper due diligence has been completed
 - The HOA fees continue to be challenging to homeowners; Mr. Johnston explained that reducing the fees would be a top priority for the board
 - With the renewal of insurance approaching, the goal is to close the outstanding claim with Great American Insurance as quickly as possible so our insurance rates can be reduced
 - Mr. Johnston informed the community that the Board has engaged a new insurance broker who believes they can help lower our premium which hopefully lowers our HOA monthly costs by July of 2025

2. President: Ms. Kathy Deanda

- Ms. Deanda introduced KC & Associates, PH Homeowners Association's new property management firm
 - Representatives of KC & Associates were present and provided an overview of their services to homeowners and answered questions that were presented
- Ms. Deanda provided a comprehensive update of where the community stood in terms of roof and window repairs
 - There is a new roofing contract with A-Z Roofing who started working on Phase II roofs a couple of weeks ago; Ms. Deanda indicated that they were already ahead of schedule
 - Ms. Deanda noted that the Board received 5 bids from roofers and of the 5, A-Z was highly rated
- Ms. Deanda reiterated the goal of closing the claim with Great American Insurance would help lower monthly dues
 - With the claim still opened, PH Homeowners are considered "high risk"
- Roofs will be inspected after A-Z completes the job
- The Board has engaged legal counsel to pursue compensation for damages to the Phase I roofs caused by R3NG Roofing

3. Vice President: Mr. Samit Shah

- Mr. Shah was absent from this meeting

4. Secretary: Mr. Jim Benedict

- Mr. Benedict has been working with civil engineers and has created an RFP in hopes of hiring an engineer to provide a resolution for the erosion around the townhouses near the wetlands as well as the standing water concern in the retention pond
 - A Request for Proposals (RFPs) has been created but has not been distributed yet, as we need to work with the PH Metro District as well as Legal to determine what authority the association has to improve this area and address these issues.
- The traffic and accident risk issues continue at the crossroads of Chambers and Crestline
 - Mr. Benedict continues to work with the city to find options for protecting our community

5. At Large: Steve Hiss.

- Newly Appointed. No Report

Reports of committees:

1. Architecture Management Committee (AMC): Ms. Kalyne Howell

- Ms. Howell reminded the homeowners that solar panels will need to be approved and that they can find guidelines on the portal under governing documents and policies
 - She encouraged homeowners to be sure to enter an architectural review request and familiarize themselves with the policy before installing solar panels
 - Ms. Howell also reminded homeowners that landscaping would also need to come through the committee for review/approval
 - Requests can be entered on the KCA Portal
 - There will be an assessment of all handrails across the community to ensure safety
 - Another RFP process will be initiated for painting homes.
 - This will likely be a phased approach beginning hopefully this summer
2. Landscape Committee: Ms. Vicki Keevak
- Ms. Keevak shared that there are 4 projects underway:
 - Remove junipers near the wetlands as part of fire mitigation scheduled in April
 - Add flower beds and new plants at the N1 monument sign west side of Chambers; volunteers would be helpful
 - Looking into the 2nd N1 monument sign East side of Chambers to improve safety for vehicles and homeowners
 - Ms. Keevak is working to add more native grass near the pond
 - The committee is also looking for new members
3. Social and Welcoming Committee: Kimberly Carleson
- The committee has been working on how to welcome new homeowners, creating a bulletin board, and newsletters
 - The newsletters will help keep the community informed on a quarterly basis with special additions as needed

Old Business:

- Ratification of Board Votes
- Mr. Benedict shared that the concrete was inspected, and RFPs were sent out for bids with 3 responses; the focus will be to reduce trip/fall liability of sidewalks and stairs
- Mr. Benedict has continued to work with the City of Aurora about getting a stoplight at the crossroads of Chambers and Crestline, but the data does not support the federal mandates to add a signal
 - The city has investigated alternative options for safety at that intersection
- Accident repair to the wall that was hit by a vehicle at Chambers and Joplin is scheduled to start quickly; the delay in completing this project was in the driver's liability insurance

New Business:

- The Board went to RFP for legal firms and voted to engage Western Law

- The firm has extensive experience with HOA law, with areas of expertise in projects of governing and declaration documents
- Western Law's Gabriel Stefu, Attorney at Law and Carmen Stefu, Chief Operating Officer, introduced themselves to the community and explained their role when working with the Board and the community as a whole.

Homeowner Forum:

- If in a situation where some homeowners have not yet paid the special assessment, a homeowner asked if the rest of the community would have to absorb those costs
 - Ms. Deanda stated that the Board would work with those homeowners and confirmed the rest of the community would not absorb costs
- Mr. Joe Decker shared that he is in the process of organizing a pool painting party and is looking for volunteers
- A homeowner asked what is being done to keep cars from parking in restricted areas and what is being done to prevent homeowners from parking in guest spots
 - Ms. Deanda stated that the parking committee will review the cases and send reminders; parking must be aligned with the fire codes and as such there is no parking permitted behind garages in the townhome and paired home neighborhoods
- A community member asked if the Board meetings would continue to be hybrid
 - Ms. Deanda confirmed that they will be unless technology continues to be an issue
- A community member inquired if screen doors would be replaced if they were damaged by R3NG during Phase I
 - Ms. Deanda confirmed that screen doors would be replaced; she noted that the inspectors will work on this soon
- A community member asked if the wetlands / bridge fire claim was closed
 - Mr. Benedict confirmed that the claim has been closed, and the bridge was fixed
- A committee member inquired if there would be consideration to self-insure their property
 - Ms. Deanda shared that in relation to the paired and townhome neighborhoods this is one option that was considered as the Board works with the insurance brokers
 - This type of coverage is only a viable solution for paired homes and is referred to as a party wall agreement. There are pros/cons to this type of coverage and require the two homeowners to work together to cover incidents with their shared structure.

Meeting end: 7:10 pm