



BOARD OF DIRECTORS MEETING

March 24, 2022, 5:30 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 Thursday, March 24, 2022, at 5:30 PM via Internet ZOOM.

CALL TO ORDER/ESTABLISHMENT OF QUORUM

President, Ron Harmon called the meeting to order at 5:31 PM.

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

Quorum was established.

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

Homeowners – See sign in list.

GUEST SPEAKER

BARRY DOMBROWSKI- Aurora City Code Enforcement joined our meeting to discuss Why it is important for HOA's to follow their rules and regulations. Not all homeowners Want to follow through what prior homeowners may have agreed to previous. However, Homeowners move and new homeowners buy in the community often because of all included maintenance services provided. Barry did share that he will be retiring at the end of the month and his replacement will be committed to the community, however they are having to hire three new officers to fill his and other open positions in the city code enforcement dept.



APPROVAL OF MINUTES

The December 7, 2021, board meeting minutes were included in the Board packet. Upon motion by Director Danielle, seconded by Director Joe, upon vote and unanimously carried the December 7, 2021, meeting minutes approved.

ACCEPTANCE of 4th QTR FIANCIALS

The 2021 4th quarter financials were included in the Board packet. Upon motion by Director Steve, seconded by Director Joe, upon vote and unanimously carried the 2021 4th quarter financials approved.

REPORTS

- I. **Financial Report** – Director Johnston stated that we are looking good as he awaits the final 1st qtr financials report. 2021 finished out strong as expected.
- II. **Rules and Regs Review Committee** – not actively meeting
- III. **Parking Committee** – Director Joe reported they are looking for a member to join the parking committee, they have made great strides and need a homeowner volunteer to help carry on this task. Manager Heidi reminded all that the vehicle registration forms will come out first of May and all neighborhoods three and four are required to complete by June 01, 2022. This year the form will be on our website.
- IV. **Pool Committee**- Pool will open Memorial Day weekend. Believe the Social committee will be doing another BBQ more to come from them. Registration this year will be on the website starting first of May and should be registered by June 05, 2022, after that registration will be processed June 25, and then only be processed at the first of each month. Homeowners were asked to please plan a head and the ease of website should help make the process smooth, should all fields be completed. The old loungers at the pool are wearing out so new ones have been purchased to replace the old. Thinking about May or August to paint the pool house. We will be looking for volunteers when date is decided on.



- V. **Landscape Committee-** The committee has met two times to date and have a couple new members to the committee. The committee is currently working on receiving an Aurora Improvement Grant for up to \$5,000.00. The landscape budget will look to match that amount towards the completion. The project would be to refurbish/redesign the entry on both Chambers corners at Joplin and Crestline.
- VI. **Communication/Social Committee** – Social committee is looking for additional members, please let Manager Heidi know if you are interested. The committee will schedule a garage sale as many have request in May, a bbq for weekend pool opens for season, a Dive In Movie night in June, and the 2nd annual Fourth of July Parade/Celebration will be in July. More to come on all events.
- VII. **Manager’s Report** – The HOA insurance has been renewed for 2022. Manager Heidi reminded homeowners who would like to make some changes, to please complete the design review form for approval and to remember there were no improvements by residents permitted by homeowners per the HOA by laws. Manager Heidi has contacted Lennar on the native grass mulch seed that does not appear to be taking from 2021 application. Matt from Lennar advised her a walk late June would be scheduled to observe progress. Rain gauges have been installed to save the community money on watering when it is raining or has rained. Manager Heidi reminded the 35 homeowners who rent their property that they need to be up to date on their lease/homeowner’s packets for tenants to register and use pool. All committees are looking for volunteers, please notify Heidi if anyone is interested. Manager Heidi also reminded all homeowners that the trash service will be changing days, starting April 16, 2022, service will be Wednesdays rather than Thursdays. If any homeowners have any leftover paint Manager Heidi mentioned to contact 720-854-8722, to properly dispose of any leftover paint.

UNFINISHED BUSINESS

- I. **Monolith Update** – Director Ron reports he received the following email from the City of Aurora Traffic Manager. *“Thanks for checking in! These are still on our to-do list in our next contract, no action needed from you. We’re honestly about 6*



months behind on our annual contracts because of staffing shortages. I think we'll still be able to get these done this year as long as equipment shipments aren't delayed. "

- II. Wetlands Update – The Metro District continues to diligently work with the city attorneys to initiate an agreement for maintenance of the Wetlands with the City of Aurora. It was again stated “it is a long process, many moving pieces.”

NEW BUSINESS

- I. N2 Agreement on wall between N2 homes and Chambers with Master HOA – This agreement is under legal review and will be tabled until further notice. However, the accident that damaged the perimeter wall will be replaced by the driver's insurance company.

ADJOURNMENT

There being no further business to come before the Board at this time, the meeting was adjourned at 6:50 PM.

NEXT Meeting will be a board meeting June 23, at 6:30 PM via ZOOM

Respectfully submitted,

By: _____