

Pioneer Hills Homeowners,

As many of you are likely aware, there was a Special Meeting called by the homeowners of the Pioneer Hills Owners Association on July 2, 2024. This meeting was held in accordance with both Colorado Law and our own HOA governing documents (Bylaws). The importance of this meeting is that it signifies that homeowners have a legal right to be in control of their community and their elected HOA Board, especially when the majority of that community comes together and unites to require change. Many laws across the country are being created to help protect homeowners' rights and encourage elected HOA boards to be transparent and thoughtful when handling the affairs of the communities they serve.

We encourage you all to get involved with Colorado HOA legislature and reach out in support of Representative Naquetta Ricks, district 40 (our district) and her efforts in this space. We are not advocating for a particular party, just for the creation of legislature to protect our communities, our financial investments and our livelihood. There has been a request to create a committee that is focused on HOA motion activity across the nation, state, county, city. We will be soliciting participants who would like to be involved in this work.

That said, we would be amiss to not mention that the previous board members did recognize the voice of the community for which they served and in the interest of their own community and their neighbors, did step down to allow this process to move forward.

New Board: As a result of that meeting, the HOA board was recalled in its entirety and new board members were elected to take their place by an overwhelming showing of the community both in person and by proxy. The board members include:

President: Kathy Deanda - Neighborhood 3

Vice President: Jim Decker - At Large

Treasurer: Steve Johnston - Neighborhood 4

Secretary: Jim Benedict - Neighborhood 1

At Large: Joe Decker - Neighborhood 2

Executive Administrative Assistant: Erin Kerr - Neighborhood 4 - *This is not an official board member position and as such will be assigned at the convenience of the current board. A resolution will be created to address duties and responsibilities that are not prohibited by our Bylaws or Articles of Incorporation or interfere with the responsibility of the site manager.*

Board Member Terms Defined: During the November 2023 yearly meeting, it was noted that the amended bylaws **Article V 5.5** omitted the clarification of the terms of board of directors. Lisa Mayer from Spencer Fane noted in that meeting that without clarity in the amended bylaws, we need to revert to the original 2006 bylaws **Article V 5.5** which states "... and at each annual meeting thereafter, the members shall elect the

same number of directors as there are directors whose terms expire at the time of each election, for a term of three years". This was designed to allow director terms to be staggered so we are not replacing the board in total each year. When a new board member steps down, moves, etc. before the yearly election, a new board member can be elected or assigned by the board and as such would fulfill the rest of that board member's term.

One of our initial acts as a new board will be to correct the amended bylaws, removing any conflicting or confusing articles, with director terms being only one of them. In the meantime, for the purposes of clarifying the terms of the new board, given all positions were vacated at the recall, we will follow Lisa's direction and the new board members will fulfill the remaining terms of those they replaced as below (at large representative not representing a specific neighborhood serves for one (1) year only) with the exception being the neighborhood 2 representative. As such:

- Kathy Deanda - current term will end in November 2025
- Jim Decker - current term will end in November 2024
- Steve Johnston - current term will end in November 2025
- Jim Benedict - current term will end in November 2024
- Neighborhood 2 - this director was recalled in the July 2, 2024 meeting. During the election, there was no one in attendance from neighborhood 2 wanting to nominate themselves or anyone else to fill the vacant position which left Neighborhood 2 without representation on the master board. During the transition from the previous board to the new board, it was agreed by the new board that Joe Decker would continue to represent Neighborhood 2 until such time as a new representative from Neighborhood 2 was assigned. If anyone from Neighborhood 2 would like to serve on the board representing Neighborhood 2, please reach out to the board or Heidi.

Come meet your new board. On July 30, 2024 at 6:00 PM at the Parkside Village Retirement Resort, 14501 E. Crestline Drive, Aurora, CO 80015, the board will hold both an in person and zoom **meet and greet**. This will be an opportunity for the new board to communicate to homeowners some of our most pressing concerns we are addressing as well as to solicit input from all of you. Some of these topics will include:

- Wetlands erosion committee - Jim Decker
- Current financial status - Steve Johnston
- Insurance premium and increased monthly HOA dues - Steve Johnston
- Special Assessment - Steve Johnston
- Phase 1 homeowner concerns - Kathy Deanda
- Roof/Window repair status - Kathy Deanda
- Importance of committees – Jim Benedict
- Criticality of community involvement in committees – Jim Benedict

Communicate with your board. The Pioneer Hills Owners Association owns the domain pioneerhillowners.com which is where we host our web portal. The new board will be adding email addresses for each board member to that domain. They should be set up within the next few days at which time we will send information as to how to connect with the entire board as well as the individual board members.

Thank you all for your commitment to our community and we hope to see you all on July 30th.

Respectfully,

A handwritten signature in cursive script that reads "Kathy A Deanda".

Kathy Deanda
President
Pioneer Hills Owners Association