

PIONEER HILLS OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

WEDNESDAY, JULY 17, 2024 - 9:30 AM

ZOOM CONFERENCE CALL

The Pioneer Hills Owners Association. The Board of Directors meeting was held on Wednesday, July 17, 2024, via Zoom Conference call.

I. CALL TO ORDER

On behalf of the Board, legal counsel Lisa Mayers called the meeting to order at 9:30 AM.

Directors Present: Kathy Deanda, Steve Johnston, Jim Decker, and Jim Benedict

Also, Present: Teleos Management: Heidi Brown, Angela Elliott, and Kathy Anderson
Spencer Fane: Lisa Mayers
Neighborhood 2 Representative: Joe Decker

Homeowners Present: None

II. MOTION TO APPOINT JOE DECKER

Reference to a question of the status of the Neighborhood 2 Board representative following the recall of the previous board of directors during a special meeting held by the homeowners on July 2, 2024, Lisa Mayers suggested that Joe Decker, whose status as a recalled Board member during the special meeting was questioned by Neighborhood 2 Board, may be an appropriate appointee/retained Board member for the Neighborhood 2 position on the Board. Kathy Deanda agreed that Joe Decker should be appointed pro tempore until such time another Neighborhood 2 representative is identified by Neighborhood 2 for the remainder of his term or until such time that a new director residing in Neighborhood 2 has volunteered and has been appropriately elected or appointed.

Upon a motion duly made by Kathy Deanda, seconded by Steve Johnston, and upon vote, the appointment of Joe Decker, Neighborhood 2 representative **pro tempore** was unanimously approved. Joe Decker accepted the Board position.

III. ASSIGNMENT OF BOARD POSITIONS

Lisa Mayers requested the board of directors assign officer positions. Kathy Deanda reported that the officer position designations would be as follows: President will be held by Kathy Deanda, Vice President - Jim Decker, Treasurer - Steve Johnston, Secretary - Jim Benedict, Member at Large - Joe Decker.

Upon a motion duly made by Steve Johnston, seconded by Jim Benedict, and upon vote, the officer position designations were unanimously approved.

IV. CLARIFICATION OF SPECIAL MEETING TO HOMEOWNERS

Lisa Mayers suggested that a communication would need to be sent to the homeowners recognizing the transition to the new Board, and retracting a previous communication suggesting that the former Board did not recognize the special recall meeting called and held by a quorum of the homeowners either by physical presence or proxy. Kathy Deanda suggested that a communication would be sent out as soon as emails for all directors and the Board as a whole were set up under the association owned domain. Communication would be sent within a week's time.

V. CONCERNS WITH INCONSISTENCIES WITHIN BYLAWS

Lisa Mayers suggested that there were inconsistencies and vague provisions in the association's bylaws relating to voting that needed to be corrected. Kathy Deanda suggested there are likely a few other areas that need to be addressed as well as changes to the payment policy to address new state laws put into place effective July 1. The board decided to put a committee together to look at the current amended bylaws as well as the previous bylaws to determine what was conflicting and what needed to be updated or amended. The next amendment will note that it will replace all previous bylaws in total. The board will send for legal review once completed.

VI. COMMITTEES


- **Social and Pool Committee**

Joe Decker requested to continue to chair both the pool and social committee. Kathy Deanda agreed that Joe should continue to oversee both of these committees for the time being and suggested that all committees would be reviewed with an effort to engage more homeowners in several current committees that are no longer functioning, as well as the need for more robust committees to address more complex needs.

X. ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 10:00 AM

Respectfully submitted,

By: 

Kathy A Deanda
President

By: 

Jim Benedict
Secretary