



## **BOARD OF DIRECTORS MEETING**

March 21, 2023, 6:00 PM

Via Internet, Zoom

### **MINUTES**

#### **DATE AND TIME**

A meeting of the Pioneer Hills Owners Association Board of Directors (referred to hereinafter as the "Board") was held on March 21, 2023, at 6:00 PM via Internet ZOOM.

#### **CALL TO ORDER/ESTABLISHMENT OF QUORUM**

President, Steve Wickham called the meeting to order at 6:02 PM.

Directors Present: Steve Wickham (President), Danielle Pedderson (Vice President), Steve Johnston (Treasurer), Frank Kisel (Member at Large), Joe Decker (Secretary)  
Quorum was established.

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

Homeowners – See sign in list.

#### **APPROVAL OF MINUTES**

The December 01, 2022, board meeting minutes were included in the Board packet. Upon motion by Director Steve J, seconded by Director Danielle, upon vote and unanimously carried the December 01, 2022, meeting minutes approved.

#### **ACCEPTANCE of 4<sup>th</sup> QTR FIANCIALS**

The 2022 4<sup>th</sup> quarter financials were included in the Board packet. Upon motion by Director Frank, seconded by Director Danielle, upon vote and unanimously carried the 2022 4<sup>th</sup> quarter financials approved.



## REPORTS

- I. **Financial Report** – Director Johnston stated that we are looking good as he awaits the final 1st qtr financials report. 2022 finished out strong as expected.
- II. **Rules and Regs Review Committee** – Updated and introduced the State of CO nine required policies. They are posted on the website for homeowners to view.
- 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 13 with a rain date of May 20, 2023 to paint the pool house. We will be looking for volunteers.
- V. **Landscape Committee**- The committee will be replenishing the playground with playground mulch on May 13, with a rain date of May 20, 2023.
- VI. **Communication/Social Committee** – Social committee is looking for additional members, please let Manager Heidi know if you are interested. The committee will again be hosting a BBQ at the pool opener and will be changing up some events this year, At the Pine Cone Market, there will be a place to sell your goods like a Makers Market, more information to come on all events.



- VII. **Reserve Funds Committee** – The committee is looking into investing in CD's with some of the reserve funds.
- VIII. **Manager's Report** – The HOA insurance has been renewed for 2023. 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 reminded the 39 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. Aluminum fencing went up along the creek in the Wetlands, we have a handyman coming around to change out light bulbs to keep the colors the same. The lights are the homeowner's responsibility, however, due to many homeowners not having a ladder and to keep color unity the board of directors have continued to provide, this service. Currently the HOA is obtaining bids for gutter cleaning and painting.

**UNFINISHED BUSINESS – none**

**NEW BUSINESS**

- I. Updated nine CO Required Policies, they are posted on the website

**ADJOURNMENT**

There being no further business to come before the Board at this time, the meeting was adjourned at 7:08 PM.

NEXT Meeting will be a board meeting June 20, at 6:00 PM via ZOOM

Respectfully submitted,

By: \_\_\_\_\_

A handwritten signature in black ink, written over a horizontal line. The signature is cursive and appears to read "S. J. ...".