



BOARD OF DIRECTORS MEETING

September 21, 2022, 6:00 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 Wednesday, September 21, 2022, at 6:00 PM via Internet ZOOM.

CALL TO ORDER/ESTABLISHMENT OF QUORUM

Interim President, Steve Wickham called the meeting to order at 6:00 PM.

Directors Present: Steve Wickham (Interim President), Danielle Pedderson (Vice President), Frank Kisel (Treasurer), Steve Johnston (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 June 29, 2022, board meeting minutes were included in the Board packet. Upon motion by Director Steve J, seconded by Director Frank, upon vote and unanimously carried the June 29, 2022, meeting minutes approved.

ACCEPTANCE of 2nd QTR FIANCIALS

The 2022 2nd quarter financials were included in the Board packet. Upon motion by Director Joe, seconded by Director Steve W, upon vote and unanimously carried the 2022 2nd quarter financials approved.



REPORTS

- I. **Financial Report** – Director Johnston reported that the 2nd qtr was just approved and the budget is consistent with our projected budget. We are tracking well, financially.
- II. **Rules and Regs Review Committee** – not actively meeting
- III. **Parking Committee** – Director Joe reported the committee has two new homeowners on the committee. They are trying to educate their neighbors when seeing a violation. Communication with the homeowner if out is going great.
- IV. **Pool Committee**- Director Joe reported the pool is closed and being winterized.
- V. **Landscape Committee**- Director Steve Johnston reported that due many volunteer vacations and the extremely hot weather, the committee was unable to move plant anything additional.
- VI. **Communication/Social Committee** – Social committee they are busy planning for the Halloween Party at the pool and the Pine Market in December.
- VII. **Reserve Study**- Director Steve J shared that the committee has three members and if anyone is interested, they were happy to have. The committee will be meeting in October.
- VIII. **Manager's Report** –Manager Heidi shared that Lennar had reseeded the native grass areas that had been seeded last year. The area behind the homes on Elkhart Ct has been seeded with native grass. We have sprinkler's back there so we will watch that area in the Spring for growth.

UNFINISHED BUSINESS

- I. **Monolith Update** – The project was completed at a cost of \$30,000.00 to \$40,000.00. The Escrow account balance was \$25,000.00, that was used along with the City of Aurora used and found "Local traffic calming funds" for the rest.
- II. **Wetlands Update** – Dave Houston the President of the Pioneer Hills Metro District Board. He also lives here in Pioneer Hills. He shared that we are moving forward with the maintenance agreement and have appointed All Phase Landscaping with the contract for maintenance of that area. Both the



Pioneer Hills Board and Pioneer Hills Metro District Board have worked hard for many years to get this to where we are today.

NEW BUSINESS

- I. Landscape company has been changed from Arrowhead Landscaping to All Phase Landscape. We look forward to working with them to complete a landscape cleanup.
- II. HB 1137 – Collection Policy, this new Colorado State Law offers the delinquent homeowner's 18 months to pay the entire delinquent balance, requires for any delinquent notices be posted to the front door of homeowner and the notice should be sent certified mail. A bill that is to protect homeowners, now cost the homeowner's much more in fee's. Upon motion by Director Steve W, seconded by Director Frank, upon vote and unanimously carried the approval of the updated Collection Policy.
- III. HB 1137 – Violation Policy, this new Colorado State Law offers homeowners 30 days to cure a violation, previously it was 14 days to cure from date on letter. If the nature of the violation is a safety issue or hazardous, the homeowner's have 72 hours to cure from date on letter. Upon motion by Director Steve W, seconded by Director Joe, upon vote and unanimously carried the approval of the updated Violation Policy.

HOMEOWNERS OPEN FORUMN- none

ADJOURNMENT

There being no further business to come before the Board at this time, the meeting was adjourned at 7:09 PM.

NEXT Meeting is the Annual/ Election Homeowner's, December 1, 2022, at 6:00 PM. The board has three positions open. One position open for paired homes representation and one position for the townhome's representation, then one position "Member at Large" that is open to all neighborhoods.

Respectfully submitted,

By: 