



ANNUAL HOMEOWNERS MEETING

November 16, 2023, 6:00 PM

Via Internet, Zoom

MEETING MINUTES

DATE AND TIME

A meeting of the Pioneer Hills Owners Association Homeowners Annual Meeting held on November 16, 2023, at 6:00 PM via Internet ZOOM.

CALL TO ORDER/ESTABLISHMENT OF QUORUM

HOA Attorney Lisa Mayers called the meeting to order at 6:09 PM.

Directors Present: Steve Wickham (President), Joe Decker (Secretary), Linda Vaughn (Appointed Member at Large). Directors Absent: Casey Bates (Appointed Treasurer), Chad Forte (Appointed Secretary). Quorum was established.

Also present from Teleos Management Group was Heidi Brown, Community Property Manager and Lynn Caulkins. Spencer and Fane, HOA attorneys Lisa Mayers and Danielle Kaiser

Homeowners – See sign in list.

APPROVAL OF MINUTES

The September 20, 2023, board meeting minutes were included in the Board packet. Upon motion by Director Steve, seconded by Director Joe, upon vote and unanimously carried the September 20, 2023, meeting minutes approved.

ACCEPTANCE of 3rd QTR FIANCIALS

The 2023 3rd quarter financials were included in the Board packet. Upon motion by Director Steve, seconded by Director Joe, upon vote and unanimously carried the 2023 3rd quarter financials approved.



REPORTS

- I. **Financial Report** – Casey reported that we are tracking right where we should be per the 2023 budget, and he is looking forward to 2024 and there are no increases for 2024 in HOA dues.
- II. **Rules and Regs Review Committee** – Linda reported that there are no pressing policies to update as of now, however, in the winter months of 2024 the committee will meet and start looking at Xeriscape SB23-178 and Electric Vehicle Charge Stations policy changes.
- III. **Parking Committee** – Joe reported that due to the roof construction, parking is very limited so please park accordingly.
- IV. **Pool Committee-** Joe reported that the pool season was a success and look forward to 2024 season.
- V. **Landscape Committee-** Chad reported that the committee will be looking at some projects at the entrance off of Chambers and Crestline Ave as well as getting some fences painted, he is looking forward to 2024.
- VI. **Communication/Social Committee** – Year was a success, many homeowners have participated, and all events have been sponsored, so huge thank you to our sponsors. Next event will be the Pinecone Market more information to come for that.
- VII. **Reserve Funds Committee** – Committee did not meet.

WETLANDS UPDATE- Steve Wickham reported that the Metro District has cut down and trimmed over 50 trees within the wetlands area. The bridge bids had been reviewed by the Metro District and a vendor has been selected. Due to the weather, there has not been a date set for repair of the bridge, once holidays and weather permits it will be started.

UNFINISHED BUSINESS – Manager Heidi reported that the roof repair has started as Monday, November 13, 2023. The roofs have been broken up into two phases, the first



phase chosen because of actual roof leaks from the hailstorm. First phase, weather permitting, should finish up at the first of January and then the second phase will start directly after. Inspections on phase one will happen in January 2024. Phase two is anticipated to start in January and be completed in late March, inspections are also anticipated to be in April timeframe. Elevations that include downspouts, gutters, siding, glazing bead, and windows will start in late April time frame. She thanked everyone for their patience and with damage more than 5.1 million dollars the insurance company wanted to get it right the first go around.

RATIFY 2024 BUDGETS – Master, Neighborhood Paired and Townhomes will not have an HOA dues increase for 2024. The budget has been moved around to accommodate increased costs where needed. Upon motion by Director Steve, seconded by Director Joe, upon vote and unanimously carried the 2024 budget was ratified.

ELECTIONS – Homeowner Steve Johnston wanted to make known that the amended by laws currently do not show any term limits and so all board member positions should be for all director seats. Lisa, the HOA attorney noted that on the original bylaws from 2006 section 5.5 list the staggered terms. Chad Forte has not resigned he will continue to serve as a board member. Two positions open for election this year. N2 – open position, this term is for three years, the Sub Association (neighborhood 2) will elect their Master board representative nominee at their December Annual Homeowners meeting. Also open the Member at Large position, this term is for one year. Kevin Varnell was the only nominee for the position, so by acclamation Kevin Varnell is the Member at Large representative.

HOMEOWNERS OPEN FORUM – no questions

ADJOURNMENT



There being no further business to come before the Board at this time, the meeting was adjourned at 7:17 PM.

NEXT Meeting will be in March of 2024, via ZOOM

Respectfully submitted,

By: _____

Stephen W. Khamu