



BOARD OF DIRECTORS MEETING

March 06, 2024, 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 March 06, 2024, at 6:00 PM via Internet ZOOM.

CALL TO ORDER/ESTABLISHMENT OF QUORUM

President, Steve Wickham called the meeting to order at 6:01 PM.

Directors Present: Steve Wickham (President), Joe Decker (Vice President), Casey Bates (Treasurer), Kevin Varnell (Member at Large), Chad Forte (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 November 16, 2023, board meeting minutes were included in the Board packet. Upon motion by Director Joe, seconded by Director Casey, upon vote and unanimously carried the November 16, 2023, meeting minutes approved.

ACCEPTANCE of 4th QTR FIANCIALS

The 2023 4th quarter financials were included in the Board packet. Upon motion by Director Chad, seconded by Director Casey, upon vote and unanimously carried the 2023 4th quarter financials approved.

Special Acknowledgements from President

President Steve, thanked Heidi for all her hard work on this and Director Casey as well as the Metro District assistance on the Wetlands.



President Steve reported we understand there is some sensitive topics on the agenda, especially those associated with the hail damage claim and upcoming special assessment issuances. That said, these announcements, the email communications we've sent over the past few weeks, and the information posted on the website contains everything that the board is aware of at this time, or that we are allowed to talk about due to ongoing legal discussions regarding any potential recourse we may have. As additional information becomes available, we will communicate it in a timely manner, as well as make everything that we can be available on the website.

President Steve announced that following the formal agenda, and prior to the adjournment of this meeting, we have allotted 10 minutes for a Homeowners Open Forum. During this time, homeowners were welcome to make statements and ask questions that would be recorded and addressed in a follow-up communication.

President Steve reminded homeowners Each member of this Board is also a Pioneer Hills Homeowner and holds a volunteer service position for this community. We are just as affected by these events as all of you, and are doing everything we can for this to result in the most equitable way possible.

REPORTS

- I. **Financial Report** – Director Casey also thanked homeowners for attending the meeting as well. Director Casey mentioned it was his first financial update since he volunteered last year to fill a vacant position. Director Casey highlighted four financial items.
 1. Recall Special Assessment the board approved a special assessment be imposed on each homeowner in the amount of \$52.05. The amount for unbudgeted expenses was \$14,417.63 for a recall vote that was conducted last year. This is Inclusive of legal fees unbudgeted, time of management, office supplies, postage for formal written communication to each homeowner. A formal assessment letter was sent out on Tuesday, March 05, 2024, by the HOA attorney, Spencer fane. Due dates and
 2. Hail Wind Deductible Special Assessment – The board has approved a special assessment be imposed on neighborhoods three (Townhomes) and Neighborhood 4 (Paired Homes) due to the insurance policy proceeds had been substantially diminished on an application reported property value on the insured structures. GAF reported a 5% deductible is determined on total home value not on cost of repairs. This appears to be a recent change to the approved deductible calculation that CO is



allowing insurance companies to impose. The information was not supplied to the Association when the original claim was submitted. Total home values in neighborhood 3 and 4 are approximately \$87 million which equates to a total deductible of just under \$4.3 million dollars. The total property assessment for neighborhood three is \$23,722.00 and the total property assessment for neighborhood four is \$18,948.00. Formal issuance of these assessments went out on Tuesday, March 5, 2024, to all homeowners to the address of record. The letter will explain due dates and payment options. We the board members understand this is a hardship for all, we as board members are also experiencing the hardship. I personally live in neighborhood 4 and will be receiving the special assessment letter of \$18,948.00 in my mailbox in the next day or so. The association is consulting with legal counsel that has experience with HOA insurance matters and is preserving all rights to challenge the insurance companies' positions. In order for all homeowners to ensure benefits under their own personal insurance coverage and to assure the roofing contractor is able to move forward with necessary repairs in a timely manner the HOA must impose this special assessment. The monies collected will only be used for 2023 hail wind claim,

3. Procuring an attorney that specializes in HOA Insurance claims – Meeting with special legal counsel has been scheduled and the board will be meeting in the next couple weeks. Any avenue to reduce the cost will then be downward adjusted to each homeowner. The HOA Board and Teleos Management do not take this lightly having to impose such special assessments and we have devoted a significant amount of time to this. If you have additional questions or need additional information, please send emails to phspecialassessment@teleos-services.com. This email has been specifically created to accept these questions and requests.
- II. 4. Recent payment to R3ng for \$60,000.00 - the HOA has recently authorized a payment to R3ng roofing contractor for 60k paid out of the reserve funds for past due invoices for Phase I. Currently we have an outstanding balance for phase I of \$1.2 and R3ng is working with us on these matters. Our ability to collect on the special assessments in timely manner will determine the HOAs option on covering the outstanding and future balances for Phase II.
- III. **Rules and Regs Review Committee** – Director Steve and Co-Chair Danielle McCoy head up this committee, currently we are reviewing two new policies. The Xeriscape Landscape policy has not been reviewed by the committee yet, however, will do so in the next couple weeks. The other is Electric Charging Stations, and that policy has been reviewed by the committee and has been sent back to the attorney for policy edits to better suit our community.



- IV. **Parking Committee** – Director Joe reported that the Parking and Pool Committee will be combined this year and will be meeting March 21, 2024, at 6:00 pm. The towing policies have changed for tow truck companies, so we are looking to get clarification on what we still are able to do in regard to towing. We are also looking at potentially booting vehicles to enforce the parking requirements. The committee will be reviewing again what the HOA can do to enforce parking in the community. We are looking for volunteers to be our watchful eyes and report parking issues to the committee.

- V. **Pool Committee-** Director Joe reported that the pool company we used last year will be servicing our pool again this year. We were very happy with them. No big expenses expected for the pool, maybe some lounge chairs to replace some older, torn loungers. Last year when we painted the pool house, we missed the backside as Joe did not participate the second day. We will finish the backside prior to pool season. 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.

- VI. **Landscape Committee-** Landscape meeting pending due to Chads recovery will be meeting soon.

- VII. **Communication/Social Committee** – Co Chair Candace reported that the social committee met February 28 and from that meeting we approved the following: Pool Opening Party, Pool Opening Ice Cream Social, June 15, a International potluck very similar to what we did last year. August 17, a grown up gathering, more to come om that, and then a closing pool party. In addition to these events, we are also considering, a Halloween event and other holiday events, but at this point this is what we have on the schedule, so more to come.

- VIII. **Wetlands Area Report** – President Steve announced be aware of fire warnings in and around the wetlands. The North Bridge will be replaced early Spring 2024, Metro District has signed the contract. Steve also reminded homeowners to attend the Metro District Meetings.

UNFINISHED BUSINESS – none



NEW BUSINESS –

Phase I and II updates, Hail Damage Repairs – The management company Shared that Phase I is wrapping up just have punch list items to complete. R3NG will be coming through the community to verify all vent fans and Radon systems are connected and vented properly. This will be a visual Inspection, as R3NG are not radon experts. Phase II will start end of April to First part of May, we need to pay the outstanding invoices. HOA's current insurance policy will expire 4/22/24, therefore the board will be interviewing new insurance brokers in the next weeks.

ADJOURNMENT

There being no further business to come before the Board at this time, the meeting was adjourned at 6:57 PM.

NEXT Meeting will be a board meeting June 05, at 6:00 PM via ZOOM

Respectfully submitted,

By: _____