



The Pioneer Hills Homeowners Board of Directors met in person and virtually at 7P on Tuesday, September 24, 2024 to discuss and review the 2024 Year-to-Date ("YTD") HOA Financials as of June 30, 2024.

In attendance were Kathy Deanda, Board President; Jim Benedict, Board Secretary; Steve Johnston, Board Treasurer; and Joe Decker, Board At Large. Jim Decker, Board Vice-President was not in attendance.

Steve Johnston, Board Treasurer, presented the 2024 YTD HOA Financials for the Master, Paired Homes, and Townhomes HOAs which included a review of the June 30, 2024, Comparative Balances and the YTD Actual vs. Budget Income Statements for the six months ending June 30, 2024.

The following items were discussed and reviewed:

- The Paired Homes and Townhomes Operating Cash Accounts include Special Assessments – Roofing homeowner payments which have been collected but not paid out, therefore the Special Assessment Excess (Roofing) liability accounts for the Paired Homes and the Townhomes are \$277,698.03 and \$624,342.49 respectively.
- All HOA Reserve Cash Accounts, including a portion of which is in multiple Certificates of Deposits, have been reviewed and are accurately reflected. Cash has been transferred from Operating Cash Accounts into the Reserve Cash Accounts during September 2024 to ensure Reserve Cash Accounts are accurately reflected for homeowner payments from April – December 2023. These were not transferred last year. Progress roofing payments made from Reserve Cash Accounts have now been fully repaid.
- The Board reviewed the YTD Master HOA's Roof & Gutter Expenses of \$42,980.67 which included \$16,964.26 in payments to Teleos Management Group and requested that amount be reclassified to the Master HOA's Property Management Expense Account.
- All Neighborhood Insurance Expense YTD are overbudget due to the April 2024 insurance policy renewals resulting in significant year-over-year insurance premium increases.
- Kathy Deanda requested a September YTD analysis and review of the Master HOA Water Expenses due to multiple irrigation leaks over the summer months that may be possible for rebates from the City of Aurora.

Kathy Deanda made a motion to request Teleos Management Group open new Paired Homes and Townhomes bank accounts with Pacific Premier Bank to properly segregate the Special Assessments – Roofing homeowner payments. The motion was approved by Jim Benedict and Joe Decker.

Kathy Deanda made a motion that the June 20, 2024, YTD HOA Financials for each of the Master, Paired Homes and Townhomes be approved. The motion was approved by Jim Benedict and Joe Decker.

The Pioneer Hills HOA Board of Directors meeting was adjourned at 8:10P.