

PIONEER HILLS

BOARD OF DIRECTORS MEETING

October 05, 2021, 6:30 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 Tuesday, October 5, 2021, at 6:30 PM via Internet ZOOM.

CALL TO ORDER/ESTABLISHMENT OF QUORUM

President, Ron Harmon called the meeting to order at 6:30 PM.

Directors Present: Ron Harmon (President), Joe Decker (Vice President), Frank Kisel (Treasurer), Steve Johnston (Member at Large), Danielle Pedderson (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 May 25, 2021, board meeting minutes were included in the Board packet. Upon motion by Director Joe, seconded by Director Frank, upon vote and unanimously carried the May 25, 2021, meeting minutes approved.

REPORTS

- I. **Financial Report** – Director Johnston stated that we are looking good as he awaits the 3rd qtr financials and prepares a 2022 proposed budget
- II. **Rules and Regs Review Committee** – not actively meeting

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- 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
- IV. **Pool Committee**- Pool was closed Labor Day weekend and the pool company is stating all has been winterized. Manager Heidi will need to confirm that the system has been blown out and antifreeze placed in pipes as the last few years we have had cracked pipes, due to pool company not blowing system out properly.
- V. **Landscape Committee**- This committee has been busy, community entrance planted in May, Mulch was placed around the playground as well as around the pool area and other common areas that were in need of some cover up. Neighborhoods ¾ have had yards reviewed and dead items in most areas have been removed and, in many instances, replanted.
- VI. **Communication/Social Committee** -This committee has had some great community gatherings and are planning more for the end of the year. Halloween party and Holiday caroling are upcoming
- VII. **Manager's Report** – Shopping carts have become an issue in the community and therefore Heidi asked all homeowners if you are going to bring a shopping cart over from any of the local businesses, please return that shopping cart back to that business or in their area. If you see a shopping cart around the community, please drop it at the pool and management will call and request for that business to come pick up their shopping cart.

UNFINISHED BUSINESS

- I. **Monolith Update** – Director Ron and volunteer, homeowner, Linda Vaughn are working on this project; it will be tabled until Spring.
- II. **Wetlands Update** – The Metro District is diligently working with the city attorneys to initiate the transfer of the Wetlands to the Metro District. As one District board member stated, "it is a long process, many moving pieces."

NEW BUSINESS

- I. **Upcoming Elections** - Majority of the homeowners are liking the OOM meetings and the community has had record attendance, that being said the annual meeting will again be held via ZOOM.



OTHER

None

ADJOURNMENT

There being no further business to come before the Board at this time, the meeting was adjourned at 7:31 PM.

NEXT Meeting will be the Annual Meeting, November 30, 2020, at 6:30 PM via ZOOM

Respectfully submitted,

By: _____