



BOARD OF DIRECTORS MEETING

March 23, 2021, 6:30 PM

Via Internet, Zoom

MINUTES

DATE AND TIME

A meeting of the Pioneer Hills Owners Association Board of Directors (referred to hereinafter as the "Board") was held on Tuesday, March 23, 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

President Ron introduced Matt Cox from Arrowhead Landscape. Matt attended the meeting to personally send out his apology for the epic snow removal failure. The community acknowledged this was an above average snow fall, however felt the urgency to get Pioneer Hills cleared out was not there. Matt stated That due to the amount of snow manpower was an issue and going forward they would do better next time. They also have changed some processes and procedures around to better accommodate our needs as a community. President Ron opened the floor for homeowners to ask Matt questions.

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APPROVAL OF MINUTES

The October 27, 2020 board meeting minutes were included in the Board packet. Upon motion by Director Joe, seconded by Director Steve, upon vote and unanimously carried the October 27, 2020 meeting minutes approved.

REPORTS

Director Ron took a minute and presented our agenda to the homeowners attending and the process for the evening.

Manager's Report – Heidi reported that after a year of working with Lennar has agreed to replace bad concrete within the neighborhoods III and IV. Thoutt Construction will walk with Heidi and Lennar to determine approved replacements. Replacements will include sidewalks, alley ways and pool parking lot. Lennar has also approved to reseed the 7 plus acres of native grass areas and maintain.

Insurance was up for renewal and our agent was gathering us quotes.

Financial Report – Director Steve explained that we ended 2020 financially positive.

Landscape Committee – Director Steve stated that the committee has met via Zoom and they have completed a list and follow up would be at next meeting March 31, 2021.

Parking Committee – Director Joe stated that Vehicle Registration was coming up and all registration in conjunction with pool registration forms would be due June 1, 2021.

Pool Committee – Director Joe confirmed the pool would be getting ready to open, to what extent we are still awaiting the City of Aurora to advise. Expecting to use the fobs again this year and will monitor the usage. Pool is planning a Fourth of July holiday celebration covid permitting.

Communication/Social Committee – Heidi would send out to get volunteers

Rules and Regs Review Committee – Director Ron and Homeowner Linda Vaughn explained the Homeowners Lease Packet and how that all was created. Homeowners were choosing to rent out their homes, however, were unsure of what and when they needed to report to the management company and so this resolution clarified the rules and regulations that were



already in place and provided homeowners who choose to rent an exact process to follow. Director Ron opened the floor for homeowner questions/comments. Upon motion by Director Joe, seconded by Director Steve, upon vote and unanimously carried the resolution was effective April 1, 2021 and a \$200.00 application fee would be charged for all existing and new rentals by the management company.

UNFINISHED BUSINESS

Wetlands Area Update – 14 acres belongs to Pioneer Hills. The transfer to the metro district will not happen immediately, will take a year or two. Doug Houston the president of the Metro District and homeowner of Pioneer Hills was in attendance and he stated that the Metro District working with their attorneys to start getting the agreement in place.

NEW BUSINESS

None

OTHER


None

ADJOURNMENT

There being no further business to come before the Board at this time, the meeting was adjourned at 8:07 PM.

NEXT BOARD meeting will be May 25, 2020 at 6:00 PM via ZOOM

Respectfully submitted,

By:  _____