



ANNUAL HOMEOWNERS MEETING

December 01, 2022, 6:00 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 Thursday, December 01, 2022, at 6:00 PM via Internet ZOOM.

CALL TO ORDER/ESTABLISHMENT OF QUORUM

Interim President, Steve Wickham called the meeting to order at 6:02 PM.

Directors Present: Steve Wickham (Interim President), Danielle Pedderson (Vice President), Frank Kisel (Treasurer), Steve Johnston (Member at Large), Joe Decker (Secretary) Quorum was established.

Also present from Teleos Management Group was Heidi Brown, Community Property Manager.

Homeowners – See sign in list.

APPROVAL OF MINUTES

September 21, 2022, board meeting minutes were included in the Board packet.

Upon motion by Director Joe, seconded by Director Steve W, upon vote and unanimously carried the September 21, 2022, meeting minutes approved.

ACCEPTANCE of 3rd QTR FINACIALS

The 2022 3rd quarter financials were included in the Board packet. Upon motion by Director Joe, seconded by Director Steve J, upon vote and unanimously carried the 2022 3rd quarter financials approved.



REPORTS

- **Landscape Committee-** Director Steve Johnston reported that had a core group of people. These people really do put in a lot of work for our landscape committee. Thank you to these core people newest this year are Dave Johnson, Julia Thrift. Many thanks to the original committee in 2021, Nick Losito, Stacy Gill, Theresa Lowry, Steve Wickham, Linda Goldstein, Joe and Kathy Decker for joining us again. We accomplished many improvements this year. The main improvement was a continuous from last year. The main entrance at Chambers and Crestline and on Chambers and Joplin. Those corners and areas have new flowers, new plantings, and new mulch, and general clean up. Steve announced that all the materials were paid for by a \$5000.00 grant from the City of Aurora. The committee got together in April and applied. Most of the labor was completed by our landscape committee. Looking forward to gathering a list for 2023 and of course a couple items moving forward from this year. Please let Heidi know if you are interested in joining the Landscape Committee.
- **Communication/Social Committee** – Co Chair Pam, announced they have had great events this year. Thank you to everyone for all their help in volunteering and participating. Next event is the Pinecone Market, Monday, December 12, from 4:00 – 6:00 PM at Fellowship Community Church, 6263 S. Parker Rd., Aurora. This event is for children ages 7 and under to “shop” for holiday gifts for family members. The elves will help each child pick out and wrap gifts for up to five family members. No cost due to generous donations from our neighbors! The committee is three homeowners Danielle Pedderson, Candace Banning, and Pam Hiss, special thank you to all of us as it is a lot of work to get everything planned, organized, and presented for the community. If anyone is interested in volunteering, it would be greatly appreciated by both the Pinecone Market and the committee in general. A homeowner was concerned about the soliciting that happens, specifically around the flags that are put out around the community and have a realtor’s business card attached. This item was tabled until the Resident Forum.
- **Parking Committee** - Director Joe reported the committee has two members and they are doing a great job. About 90% of the homeowners



are complying, however we have a pocket in neighborhood 3 that is not participating with the community. Hoping we can get them to become compliant soon. We are limited to what we can do, because we have to provide them with a certain number of days to cure the parking issue and so it may appear sometimes, nothing is happening, however, we are on top of it. A homeowner also shared there was a problem pocket in neighborhood 4 and they would be happy to share those photos with the committee moving forward.

- **Pool Committee** - Director Joe reported that the season went great. We will be painting the pool house next spring, this summer we just did not have enough volunteers to complete the job. We will need about 6-8 people and will make the request closer to the summer for volunteers to complete. We have had the pool winterized and double checked so not to experience any pipe damage from the winter months freezing. During the Fall sales we purchased some new chairs and loungers for next year to replace the damaged items.
- **Rules and Regs Review Committee** – not actively meeting
- **Reserve Study** – Director Steve J said they just were able to meet recently and wanted to thank Dave Johnson and Douglas Bourdon.
- **Managers' Report** – Community Manager Heidi reported many things are and have happened in 2022. Behind the homes on Crestridge PI, they back up to the wetlands area and that will have rod iron fencing installed over there along with some native grass flower seed to increase the appearance for those homeowners back there. The fence will go from the creek fence by Chambers to bridge.

EDUCATION – What is a Reserve Study? Document located on website at www.pioneerhillsowners.com, under HOA and Other Info, under Governing Docs.

RATIFY of 2023 BUDGETS – Master, Neighborhood Paired and Neighborhood Townhomes. Master HOA dues will be increased by \$10.00 per month. From \$85.00 to \$95.00 for 2023. Neighborhood Paired HOA dues will be increased by \$15.00 per month. From \$285.00 to \$320.00 for 2023. Neighborhood Townhomes dues will be increased by \$15.00 per month. From \$295.00 to \$310.00. Upon motion by Director



Joe, seconded by Director Steve W. upon vote and unanimously carried the 2023 budget was ratified.

**ELECTION – Two (2) Board of Director Positions, two yr. terms (N3 and N4).
One (1) Member at Large Position, one yr. term (open to any neighborhood)**

Steve Wickham ran for the position to represent the townhomes; Steve was elected for a two-year term. Frank Kisel and Steve Johnston ran for the position to represent the paired homes, Steve Johnston was elected for a two-year term. Frank Kisel was elected to the Member at Large position for a one year term. Congratulations to each!

Residents Forum – A homeowner was concerned about the events that the social committee hosted or approved. Example was realtors placing flags around the community with a business card attached. The second example was when a realtor sponsors an event at the pool. Homeowner feels this is soliciting. Director Danielle addressed this and explained that these realtors are not going up to attendees and pushing their product on them. They are sponsoring the event and if you were interested either then or down the road, it was your choice to reach out to them. As it is your choice to participate in any HOA hosted event. Director Danielle asked homeowners that do not like the flags to pluck them up in front of their homes and toss. Another homeowner reported a parking issue within the neighborhood, that the parking committee will watch. There was a homeowner who wanted to reach farther than Heidi to contact the Board directly, homeowner was asked to table issue and contact Teleos directly. A couple homeowners thanked the board and management team for all they do for the community.

ADJOURNMENT

There being no further business to come before the Board at this time, the meeting was adjourned at 7:41 PM.

Respectfully submitted,

By: _____

A handwritten signature in cursive script, appearing to read "Steve Wickham", is written over a horizontal line.