

PIONEER HILLS

ANNUAL HOMEOWNERS MEETING November 7, 2018

MINUTES

I. DATE AND TIME

The Pioneer Hills Owners Association (referred to hereinafter as "Owners") Annual Meeting was held on Wednesday, November 7, 2018 at 6:00 PM at the Fellowship Community Church, 6263 S. Parker Road, Aurora, CO 80015

II. CALL TO ORDER

Manager, Mary Gibbons, called the meeting to order at 6:03 PM.

Directors present: Mike Newman, Jennifer Waiton, Jim Benedict and Joe Decker

Also present: Telos Managers, Mary Gibbons and Angela Elliott.

Homeowners present: See Sign-In Sheet

III. PROOF OF NOTICE AND ESTABLISHMENT OF QUORUM

Manager disclosed that the Annual Meeting Notice, proposed 2018 Budget and Proxy were mailed to all homeowners of record on October 26, 2018. Manager received 27 proxies.

Manager stated that a quorum for the meeting had been established.

IV. NEW BUSINESS

Ratification of 2019 Budgets

Manager provided an overview of the 2019 Budgets for the Master, NIII and NIV including increases in HOA dues for the Master (\$60), Paired Homes (\$190) and Townhomes (\$185). Following discussion:

Upon motion duly made by Owner Vaughn, seconded by Owner Harmon, and upon vote, the 2019 Master HOA budget was unanimously ratified.

Upon motion duly made by Owner Feagins, seconded by Owner VanHoosier, and upon vote, the 2019 Townhomes Budget (NIII) was unanimously ratified.

Upon motion duly made by Owner Bates, seconded by Owner Baer, and upon vote, the 2019 Paired Homes Budget (NIV) was unanimously ratified.

Election of Board Members/Turnover of Control to HOA

Manager explained that the election at the 2018 Annual Meeting is the official termination date of Declarant Control as provided in the Declaration of Covenants, Conditions and Restrictions (CC&R's), and Amendments thereto, of the Pioneer Hills Owners Association, and which call for the election of five (5) new Board members; One (1) Board member is to be elected from each of the four (4) neighborhoods.

Seventy-five percent (75%) of the Maximum Units have certificates of occupancy issued and have been conveyed to Persons other than a declarant (as defined in the CC&R's); and, the Declarant has voluntarily relinquished its right to appoint and remove officers and directors of the Association.

Nominees on the Neighborhood ballots given a few minutes to address the owners and state why they want to serve on the Board and why they think they would be qualified Board members on behalf of the HOA.

Following a vote, Manager announced that a majority of the owners of each Neighborhood elected the following Board member effective immediately:

NI – Jim Benedict for a three-year term

NII – Joe Decker for a three – year term

NIII – Ron Harmon for a two- year term.

NIV - Frank Kisel for a two- year term.

Member at Large – Kara Billings (who received the most other votes but was not elected as a neighborhood representative) for a one-year term.

V. RESIDENTS FORUM

Questions/discussion regarding parking on streets, street lights and traffic mitigation and vehicles speeding on Crestline Drive.

Homeowners are encouraged to call the Aurora PD if cars are parked longer than 72 hours on Crestline Drive.

Monolith Storage has escrowed funds with the City of Aurora which will conduct a traffic study when the building is completed and from there determine best approach, whether

speed bumps, a roundabout or flashing lights. Discussion followed on moving the bus stop to a safer location.

The City is also conducting a study regarding accidents on Crestline Drive and Chambers. The Crestline Avenue traffic light was installed prior to the community being built.

Owner Vaughn thanked CalAtlantic/Lennar for being great partners with the Pioneer Hills Owners and thanked Mary for holding the community together and doing a great job.

Owners asked Lennar for an update on the attic insulation and were advised that it would be looked into by Lennar.

Lennar will fix the leaning street sign on Elkhart

Owner reported that a homeowners on Elkhart removed landscaping from their yard. The Board will investigate.

Discussion regarding mail boxes being dark. The Board will look into lighting there and in other areas of the property that are dark.

VI. ADJOURNMENT

There being no further business to come before the Owners at this time, the meeting was adjourned at 7:40 PM.

Respectfully submitted,

By: _____

President

By: _____

Manager