



## **ANNUAL HOMEOWNERS MEETING**

November 18, 2020, 6:00 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 Wednesday, November 18, 2020 at 2:00 PM via Internet ZOOM.

#### **CALL TO ORDER/ESTABLISHMENT OF QUORUM**

President, Ron Harmon called the meeting to order at 6:01 PM.

Directors Present: Ron Harmon (President), Joe Decker (Vice President), Frank Kisel (Treasurer), Steve Johnston (Member at Large)/ Quorum was established.

Also present from Teleos Management Group was Heidi Brown, Community Property Manager and Lynn Caulkins, hosting the Zoom meeting.

Homeowners – See sign in list

President Ron welcomed all attendees and he explained how the Zoom meeting would work and pointed out where homeowners could locate certain icons to participate in the Annual Meeting.

#### **PROOF OF NOTICE AND ESTABLISHMENT OF QUORUM**

President Ron welcomed all and disclosed that the Annual Meeting Notice, proposed a 2021 Budget increase and Proxy that was mailed to all homeowners of record on October 21, 2020. Manager stated that quorum was met with both valid proxies and with attendees.



## **NEW BUSINESS**

**Review of 2020** - President Ron started the evening off by sharing accomplishments made by the Pioneer Hills Community in 2020. Those highlights were: Creating committees, straightening/replacing signage within the community, located Monolith money, park toy replacements, replacement of photocells and 300 bulbs at homes, homeless encampment clean up, Lennar finalizing plantings promised in 2019. He looks forward to a better 2021.

**2021 Budget Ratification** – Director Steve explained the increase in monthly dues by neighborhood.

*Masters Association Budget:* Master discussion was around the \$20.00 increase. This increase is required to maintain and provide maintenance of the native grass areas as well as the wetlands area these items had not been accounted for in previous year budgets. Further discussion followed on the wetlands and concerns of when the property would be transferred to the Metro District. Upon motion duly made by Director Steve, seconded by Homeowner/Director Danielle, and upon vote, the 2021 Master HOA budget was unanimously ratified with the \$20.00 monthly increase.

*Neighborhood III Budget:* Discussion followed on the increase of monthly assessments from \$190.00 to \$200.00 for 2021. Further discussion followed on the reserve study for the townhomes. Upon motion duly made by Director Steve, seconded by Homeowner/Director Frank, and upon vote, the 2021 Townhomes (NIII) budget was unanimously ratified with the \$10.00 monthly increase.

*Neighborhood IV Budget:* Discussion followed on the increase of monthly assessments from \$200.00 to \$210.00 for 2021. Further discussion followed on the reserve study for the paired homes. Upon motion duly made by Director Steve, seconded by Homeowner/Director Joe, and upon vote, the 2021 Paired Homes (NIV) budget was unanimously ratified with the \$10.00 monthly increase.

**Election of Board Members** - Two (2) Board positions (One (1) position in NIII and One (1) position in NIV) and One (1) Member at Large position were up for election. Manager disclosed that quorum had been met both by proxy and homeowners in attendance.



There were four homeowners who ran for the open positions. Ron Harmon (NIII), Velda May (NIV), Frank Kisel (NIV), and Steve Johnston (NIV).

*Neighborhood III Election-* Ron Harmon was the sole candidate representing neighborhood III Board of Director position. Unanimously Ron was voted into this open position.

*Neighborhood IV Election –* Velda May, Frank Kisel, and Steve Johnston were the candidates representing neighborhood IV. Unanimously Frank Kisel was voted into this open position.

*Member at Large Election –* Velda May and Steve Johnston were the candidates representing from neighborhood IV for the Member at Large position. Unanimously Steve Johnston was voted into this open position.

#### **RESIDENCE FORUM**

**Homeowners requested more frequent communication through email regarding the Wetlands and overall community happenings.**

#### **VII. ADJOURNMENT**

There being no further business to come before the Board at this time, the meeting was adjourned at 7:53 PM.

**Respectfully submitted,**

**By:** \_\_\_\_\_