

**Pioneer Ridge Owners Association**  
**Meeting Minutes October 14, 2025 5:30 pm**  
**Post Falls Library**

Member present- Dennis Beaver- President  
Donna Browne- Secretary  
Ben Browne- Board member  
Logan Creighton Board Member  
Deanna Hughes- Excel Property Management  
Tyler Whittiger

Meeting was called to order.

Minutes from September 9, 2025 were reviewed and Logan made a motion to approve seconded by Dennis.

Financial statements from September 2025 were presented. Dennis made a motion to approve, Donna seconded the motion.

The Draft for the 2025 Budget was presented. Changes were made to increase the draft from \$205 to \$215 per year. A couple of items that need to be done are changing all valves in the sprinkler system. Also Deanna is having problems with the bookkeeping program and we will have to switch to another program soon. We will change the line item for Reserves Expenditures/HOA Improvements from \$2000 to \$3370. The board all agreed to this change.

There are 17 properties with liens placed that have outstanding dues through 2025. There are a total of 18 properties that owe dues, one of these who is making payments and did not get a lien placed. 13 owners have liens and no judgements. Of those 13, 3 are making payments. Four owners also have judgments and none of those four are making payments.

Building Grounds are currently blowing out the sprinklers. Dennis started Fall Cleanup. He trimmed both entrances and pulled weeds.

Board approved violation notices for September 2025

We discussed the liability of the movies in the park. The board did not approve these movies, someone was going door to door and passing out papers telling about them. The board however is ok with them putting on the movies.

There are properties with overgrown trees in the backyard. 2409 Stagecoach got a notice. We should drive around and look to see what properties have trees on the fence

Kootenai Electric wants to meter the swales. We are looking at putting them on batteries due to the cost of each swale having a minimum charge that would total up to a larger cost.

50 fence sections will be replaced in 2025

We are not doing anything with the Retaining wall at 708 Cavalry, not sure if it is ours or belongs to the homeowner.

Meeting location was discussed. The American legion was discussed, but the board felt it would not get a large attendance so the library should be sufficient.

Fall newsletter will be going out with the usual information.

Next meeting will be the AGM November 8, 2025

Other dates set ups for 2026 are March 10, April 14, May 12, Sept 8th Oct 13th and Nov 10th.

Meeting adjourned.

Pioneer Ridge Violation Spreadsheet  
October 3, 2025 Drive Through Violations

| ADDRESS         | OWNER                       | FINE CHARGE | NUMBER | OFFENCE                                                         |
|-----------------|-----------------------------|-------------|--------|-----------------------------------------------------------------|
| 708 Cavalry     | Steve Taugner               | Warning     |        | Trim hedges and cleaned up saplings around trees in front yard. |
| 2317 Rawhide    | Brock & Holly Glover        | Warning     |        | Basketball hoop needs to be put in driveway.                    |
| 2307 Rawhide    | Dereck & Hailey Tonasket    | Warning     |        | Garbage cans in sideyard not screened.                          |
| 2820 Rawhide    | Jacob Keavy & Felicia Jones | Warning     |        | Garbage can in driveway not screened.                           |
| 2510 Stagecoach | Judy Hagan                  | \$150       | 1st    | Weeds overgrown beds and lawn torn up. - <i>corrected</i>       |
| 3080 Stagecoach | Marvin & Melinda Lickfold   | \$300       | 4th    | Weed and overgrown lawn. - <i>corrected</i>                     |
| 740 Bridle      | Carol Witte                 | \$150       | 1st    | garbage can in driveway - <i>Not Corrected</i>                  |