

Pioneer Ridge Owners Association
Meeting Minutes April 14, 2026 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
 Angelo Gonzalez member

The meeting was called to order.

Minutes from March 10 2026 were presented and reviewed. Logan made a motion to approve the minutes seconded by Ben.

Financial statements from March 2026 were presented. Donna made a motion to approve, Dennis seconded the motion.

Funds that were transferred from savings to checking at the end of the year were transferred back into the savings account. This transaction will show up on the next bank statement. The amount was \$3500.

21 Property Owners have outstanding dues for the 2026 year only. There are a total of 35 owners that owe past dues from all years. 14 Liens have been placed on properties. Out of the 11 of those properties with liens only 2 are making payments. 3 owners also have judgments and none of those owners are making payments.

Building Grounds are turning on the sprinklers. They are going to have the sprinklers split the times up and water twice a day. They are proceeding with the timers in the swales. Dennis is doing spring cleanup.

There was some question about if dandelion killer is part of the bid or do we need to request it. Deanna thought this was part of the fertilizer they put in spring but she will ask and find out.

Deanna said she contacted BSN about cleaning the fence line up with the trees along the railroad at Bridle, but they never responded. Dennis will look at it and see if there is something he can do.

The board reviewed the violations for March 9 2026 drive-thru and approved them.

The board approved the exterior paint request for 2512 Stagecoach by email earlier.

50 fence sections will be replaced in 2026.

The homeowner at 2437 Rawhide responded to Deanna's letter and invoice for the trees on the fence. He cut back his trees that were on the fence and paid the invoice sent out. All taken care of.

Dennis repaired the damage to the swale caused by someone driving through the swale. After he filled in all the damage with dirt, he found out the damage was done by Building Ground. He was not aware Building Ground said they would repair it. Deanna will reach out to them to see how they want to handle that she did not realize Dennis already fixed it.

Signs for No Motorized Vehicles have been ordered for the swales.

The Spring Newsletter was reviewed and approved.

The board discussed the POD that is on the corner of Stagecoach and Colt. It is obstructing the vision of drivers on that corner.

Dennis had a question about the fence repairs made, did they remove and replace the posts? Deanna will find out what was done. 4 sections have been replaced on Poleline.

The board discussed 603 Colt that is in the process of building a shop. The shop is a different color than the house. Deanna will look back at the files and see what was approved.

The meeting is May 12. Other dates are Sept 8th October 13 and November 10.

The meeting was adjourned.

Pioneer Ridge Violation Spreadsheet
March 9, 2026 Drive Through Violations

ADDRESS	OWNER	FINE CHARGE	NUMBER	OFFENSE
2820 Rawhide	Keevey & Jones	\$150	1st	utility trailer in side yard
2635 Rawhide	Nagrone & Berglund	\$150	1st	flat tires on vehicle in driveway
2710 Rawhide	Davis	\$300	2nd	kayaks, tires & debris on sode of house
2960 Rawhide	Gage	\$300	2nd	utility trailer, tires, snow mobiles, non opp car
535 Bridle	Jernstrom & Knapp	\$300	2nd	snow mobiles, trash cans, items in driveway
3080 Stagecoach	Lickfold	\$300	7th	camper & non-opp car in side yard
2501 Stagecoach	Server	WARNING		RV in side yard
2515 Stagecoach	Day	WARNING		cargo container in driveway
585 Bridle	Steele	WARNING		camper in side yard
655 Bridle	Brewer	WARNING		camper in side yard
2755 Rawhide	Simpson	WARNING		utility trailer with snow mobiles in side yard
2511 Rawhide	French & Nick	WARNING		car with flat tires in driveway
2313 Rawhide	Arries	WARNING		boxes of tiles in driveway
608 Colt	Singer II	WARNING		utility trailer in side yard