

Pioneer Ridge Home Owners Association

Meeting Minutes March 12, 2024 6:00pm

Member present- Dennis Beaver- President Jeff Populus- Vice President
Donna Browne- Secretary Megan Mezin- Treasurer
Ben Browne- Board member Logan Creighton- Board member
Michael Mezin Board member Deanna Hughes- Excel Property Management

Meeting was called to order. Meeting was held at Excel Property Management office.

Meeting Minutes from the AGM November 2, 2023 were presented. Motion to approve made by Jeff, seconded by Megan.

Financial Statements for February 2024 were presented. Megan made a motion to approve, seconded by Jeff.

The 2023 Taxes were completed and the checks were signed. Deanna will be checking into if we could be exempt next year.

Fencing- Deanna will check into a quote for total replacement for budgeting purposes. Fifty pieces need to be replaced now. Dennis said that he calculated the cost for the last replacement and it worked out to \$82 a foot without the posts, that was just for fencing. New fence with posts would be less. We need to check other places for competitive bids.

There are 40 properties with outstanding dues for 2024. Final notices will be mailed out on March 15th.

For 2023 there are 11 owners that owe dues, 0 owners making payments with no liens. 8 owners with liens and 1 of those making payments. One owner with a judgment and not making payments.

Building Grounds will be giving a quote for 2024 and 2025.

Water Wizards will be turning on the sprinklers in April or May.

Building Grounds are proceeding with the approved quote work on the swale at Chase/Cavalry.

There are a handful of violation notices. Sharon from 2710 N Rawhide came in to dispute her fine. She had been in the hospital and received a fine for \$300. The board chose to reverse the charges. She was told also that a utility trailer can not be parked in the driveway at any time not even through the summer months.

75 fencing sections need to be replaced in 2024.

Reseal Brahma court and the retaining wall items were not discussed

ADU units were discussed and the board decided to go ahead and allow ADU units so long as they comply with the city building codes. Nothing will need to be changed in the CCRs.

Garage sale dates will be May 3 and May 4, Friday and Saturday and not 4 and 5 as previously discussed.

The board decided to end and future contests for yard/Christmas contests.

Spring Newsletter was discussed. If there is any new input the letter will be mailed by the end of March.

The 2024 Management contract was signed.

Next meeting will be April 9. Mays meeting will be the 13th or 14th.

Meeting Adjourned