

**Pioneer Ridge Owners Association**  
**Meeting Minutes September 8, 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

The meeting was called to order.

There were no meeting minutes from May 12 2026. There were not enough people in attendance that day. There was no Quorum.

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

There are 23 property owners that have outstanding dues from previous years through 2026. Out of those 23, 1 is making payments and does not have a lien or judgement on their property. The other 22 have liens on their properties. 18 of those properties have liens only and none of those are making payments. A few of those owe for multiple years so we might have to get judgements. 4 of the property owners have liens and also judgments and only one of those 4 are making payments.

Building Grounds are blowing out the sprinklers. They are reporting timer problems and that is causing the dead swales. The swales look terrible and have for some time, so Dennis will call another company to see if we can get someone else for next spring.

Violation Notices were presented for May, June, July and August. The board discussed not fining people for only dry lawns with the state of the swales being dry. They were only getting warnings and the other violations were approved.

The section of fence on Poleline that has been down was discussed. It needs to be repaired it has been down for some time. The fence on Poleline is on schedule for repairs. 50 fence sections will be replaced in 2027. The dues will have to be increased to keep up with the cost in the future.

Fall 2026 Newsletter was discussed and the main topics will be fences, painting, weeds in the gravel side yards.

The next meeting will be Oct 13th, with the AGM set for November 10th.

The meeting was adjourned.