

**Pioneer Ridge Owners Association**  
**Meeting Minutes September 09, 2025**  
**5:30 PM Post Falls Library**

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

Meeting was called to order.

Minutes from May 13, 2025 were reviewed and Logan made a motion to approve seconded by Jeff.

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

The Draft for the 2025 Budget was presented to the board for the October 2025 Meeting.

2025 Liens - There are 25 Liens that have been placed. 2 of those homeowners are making payments.

There are 25 Properties that have outstanding dues for 2025. 24 have liens placed on the properties The liens were put on in August.

Outstanding Dues for properties through 2025, There are 25 property owners that owe dues. One owner is making payments with no lien. 20 owners have liens only, 2 of those are making payments. 4 owners have judgments and 0 of those are making payments.

Building Grounds- Dennis and Deanna met with the sprinkler repair man on leaks. Building grounds charges \$85 per hour. The adjusted the sprinklers in the swale and adjusted the spray on the Colt Swale.

The board was presented and approved the list of violations for August. Also changed it the tiering for fines. The board would like warnings to be sent out before any fine is initiated. The board decided that there should be a cap for fines since they double for each offense. The property owner will be sent a

warning first, then they will get a \$150 fine, next they will get a \$300 fine and every offense after that will be \$300. The fines reset each calendar year. Dennis made a motion to approve this and Donna seconded the motion.

Kootenai Electric is going to meter the swales. We need to put solar panels to supply power for the sprinklers.

Deanna is checking into legal advice CCRs enforcement for boats and trailers and has not heard back yet.

Topics for the Fall Newsletter were discussed.

The pole barn at 603 Colt was approved by the board. Set back issue was approved by the board by email in July 2025.

Broken Chase sprinklers that were reported in July and August have been fixed.

Winklebauer Baum at Colt and Stagecoach yard sale items left out has all been put into a POD and they cleaned it up all before the meeting date.

Basketball hoop for the Day residence was approved.

June and July violations that were both provided by email August 19th were all approved by board through email.

2442 Rawhide was building a shed, less than 200sf so no permit needed. Approved by board in August.

Revised meeting minutes for April 2025 were discussed. Dennis made a motion to approve with Jeff making the motion to second it.

Next meeting will be October 14th, with the AGM scheduled for November 11th.

Meeting adjourned.