

Pioneer Ridge Owners Association
Meeting Minutes March 10, 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 October 14, 2025 were presented and reviewed. Logan made a motion to approve seconded by Jeff.

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

2nd Dues notices were mailed out February 16, 2026. 3rd Dues notices will be mailed March 16, 2026.

Twenty extra sections of the fence were done. This caused a transfer from savings to checking at the end of the year. That money will be transferred back. The amount was \$3500.

The 2025 Tax returns and checks were signed by Dennis.

There are a total of 16 homeowners that owe dues through 2026. 15 liens have been placed on properties. One of the owners is making payments and does not have a lien. 12 owners have liens only and one of those is making payments. There are 3 owners with judgments and none of those are making payments. There will be an update next month. The problem house with all the junk has been sold and all the fines have been paid.

Building Grounds will probably be turning on the sprinklers next month. They are proceeding with timers in the swales. The quote for Building Grounds service was presented to the board. Denris will be doing some of the spring cleanup instead of Building Ground.

Violation Notices for the February 5 drive thru was presented and approved.

A letter was sent to the owner of 2437 Rawhide for fence repair. He has until 4/15/26 to respond. He will be charged back for the repairs.

There has been some damage in the Bridle swale. There are tire marks where someone has been driving in it. People have been seen in the swale on ebikes. There was discussion of adding a no motorcycle sign in the future.

Excel Contract is up April 1 and was re-signed by the board.

The Shop at 710 Bridle was approved as long as permits are obtained and followed. This was approved by the board by email.

The shed at 440 Bridle was approved by the board by email.

The violation list for November 20 2025 was approved by board email.

The spring Newsletter will be coming out. Also the garage sale will be coming up as well.

Next meeting is April 14, 2026. Also May 12, Sept 8th October 13 and November 10.

Meeting adjourned.

Pioneer Ridge Violation Spreadsheet
November 6, 2025 Drive Through Violations

ADDRESS	OWNER	FINE CHARGE	NUMBER	OFFENCE
585 Bridle	Robert & Emily Steele	\$150	1st	trash can in side yard - <i>corrected</i>
2/10 Rawhide	Sherin Davis	\$150	1st	items in driveway - <i>can be moved over trash enclosure</i>
3080 Stagecoach	Marvin & Melinda Lickfold	\$300	4th	camper in side yard & broken down vehicle
2411 Stagecoach	Chadwick & Jodi Lacroix			(yelled profanities at us) trash can in driveway
3035 Stagecoach	Daniel & Lisa Heath			boat in side yard
535 Bridle	Kevin Jernstrom			tires, items & trash can in driveway
655 Bridle	Randy Brewer			trash can in driveway & trailer in side yard
685 Bridle	Gerald Beumer & Karen Pelky			utility trailer in side yard
715 Bridle	Steve & Kristin Liberty			utility trailer in side yard
760 Bridle	KC Management			trash can in driveway
2690 Gold Strike	Paul Edwards			trash can in driveway
2760 Rawhide	Lucas & Allison Adkins			trash can on street
2820 Rawhide	Jacob Keey & Felicia Jones			trash cans, boat & side by side in driveway
2960 Rawhide	Denise Gage			tent trailer in driveway
2510 Rawhide	Robert Young & Mary Crawford			boat in side yard
2442 Rawhide	Robert & Wilma Holliday			trailer in side yard & trash cans in driveway
705 Angus	Rozanne Richen			camper not behind fence

Board Approved
Violations

Please send out
invoices to
those who have not
corrected

Pioneer Ridge Violation Spreadsheet
January 8 2026 Drive Through Violations

ADDRESS	OWNER	FINE CHARGE	NUMBER	OFFENCE
2820 Rawhide	Keey & Jones	\$150	1st	Side by side & trash cans in driveway
715 Bridle	Liberty	\$150	1st	Utility trailer in side yard
535 Bridle	Jernstrom & Knapp	\$150	1st	Trash can & other items in driveway —
3080 Stagecoach	Lickfold	\$300	5th	Camper in side yard
2710 Rawhide	Davis, Sherin			WARNING- trash cans on street
2705 Rawhide	Browning, Chris			WARNING- trash cans in side yard
2414 Longhorn Ct.	Bauman, Brian & Janet			WARNING- utility trailer in side yard
2330 Rawhide	Taylor, Ted * Megan			WARNING- utility trailer in front of house
2625 Nugget	Webster, Ryan & Krystal			WARNING- trash can on side of house
2960 Rawhide	Gage, Denise			WARNING- utility trailer in side yard
3160 Stagecoach	Lovick, Carl & Sherri			WARNING- trash can in side yard — corrected
3110 Stagecoach	Durlinger, Adam & Kaela			WARNING- trash can in side yard
2750 Stagecoach	Lenox, Kimberly			WARNING- utility trailer in side yard
2735 Rawhide	Temple, Jennifer			WARNING- trash can in side yard

Pioneer Ridge Violation Spreadsheet
February 5 2026 Drive Through Violations

ADDRESS	OWNER	FINE CHARGE	NUMBER	OFFENCE
2750 Stagecoach	Kimberly Lenox	5	\$150 1st	utility trailer in side yard
2735 Rawhide	Jennifer Temple		\$150 1st	trash can in side yard
715 Bridle	Steve & Kristin Liberty		\$150 1st	trash cans in driveway
2960 Rawhide	Denise Gage		\$150 1st	utility trailer & snowmobile in side yard
2710 Rawhide	Sherin Davis		\$150 1st	kyaks in side yard, misc items & trash can in driveway
705 Angus	Rozanne Riechen		\$150 1st	camp trailer not behind fence
535 Bridle	Jernstrom & Knapp		\$300 2nd	snowmobiles, trash & trash cans, items in driveway
3080 Stagecoach	Marvin Lickfold	10	\$300 6th	non operational vehicle & camper in side yard
2520 Stagecoach	Robert Stull		WARNING	trash can in driveway
2675 Rawhide	Allen Carpenter		WARNING	trash can in side yard
2635 Rawhide	Desiray Nagrone		WARNING	non operational vehicle w/ flat tires
2685 Nugget	Patricia King		WARNING	non operational vehicle w/ flat tires & trash can in side yard
2755 Rawhide	Yount Properties		WARNING	motor cycle in side yard, misc. items in front of garage
2820 Rawhide	Jacob Keevy		WARNING	utility trailer & trash can in side yard
730 Bridle	Tyrell Monette		WARNING	utility trailer in side yard
655 Bridle	Randy Brewer		WARNING	trailer in side yard
3095 Stagecoach	Dale Mace		WARNING	tires in front yard along fence, trash can in driveway
3075 Stagecoach	Tracey Weingart		WARNING	trash cans in side yard

revised. Corrected