

**Pioneer Ridge Community Association
Board Meeting Minutes
Meeting Held July 21, 2021 by Zoom**

1. A quorum was established with all five board members present: Dan Monares, Jennesa Yanez (by proxy), Karl Hagman, Lawrence Nee, Karine Walker. Also present: Olivia Herrmann from Kellison, and Amber Munoz and Patricia Kiofsky (homeowners). The meeting was called to order by President Karl Hagman at 7:04.
2. Approval of the last board meeting minutes—Karine motioned to approve the minutes as written. Lawrence seconded. All in favor.
3. President's Report—The Presidents report is attached
4. Property Manager's Report—Olivia reported on enforcement activity. Five homeowners are being fined for failure to correct a violation by the deadline given. John Tucker has been inspecting home improvements to ensure they're built according to their ARC-approved plans. He feels this step is no longer necessary, as we've seen 100% compliance over the last year or so. He is willing to volunteer in other capacities. The Board thanked John for his service. Karl will contact John directly to discuss other opportunities in Pioneer Ridge.
5. Treasurer's Report—Lawrence gave the treasurer's report. Lawrence and Olivia will get together to look over the financials in the next couple of weeks.
6. Committee Reports
 - a. Dog Park—No committee report was given.
 - b. Biodegradable Dog Poop Bags—No committee report was given.
 - c. Community Garden—No committee report was given.
7. New Business
 - a. Preliminary 2022 Budget Discussion—The board reviewed a projected year-end budget. We've saved on social expenses and office items due to the pandemic, and landscape maintenance. That leaves room to add two projects this year: (1) Securing the remaining backflow devices \$2607. Karine motioned to approve the project and Lawrence seconded. All in favor. (2) Add a smart controller to Cinnamon Teal Park to improve irrigation \$3007. Karl motioned to approve the project and Lawrence seconded. All in favor. We've begun the process of updating our Reserve Study and hope to have that information for our 2022 budget planning. Fence materials pricing should be considered.
8. Open forum—The board discussed concerns with the HOA landscape maintenance service. Weeds are a big issue this year, the areas under trees aren't getting mowed, and mowing of the beauty band along the open space is a problem. Olivia and Karl will meet with Ace of Blades to find a resolution for these problems.
9. Executive Session—The board will discuss Management and Landscape contract renewals for 2022-2024.
10. Next Meeting—Not Set.
11. Adjournment

President's Report for July 2021:

1. As we get into summer, RV's, please keep in mind that you have a 48 hour park at/near your home to load, unload, and clean the unit. If you think it may be longer, please give notice to the Management Company.
2. Dead trees in front yards are becoming more noticeable. Please do your best to get them removed and replaced. Remember to contact the ARC to get permission to put in the new tree. In other words, give the Architecture Review Committee (ARC) the name of the replacing tree. In fact, if you are doing anything that changes the color or physical appearance of your property, please check with the ARC.

3. The perimeter fence replacement along County Road 17 will be going on for the next 45-60 days. If your backyard is to be affected, please work with the vendor, Buckingham Fence Company, to make the transition from the old fence to the new one a smooth one. They will be in touch with you prior to working on your fence.
4. The Common Area and Dog Park committee has been formed and a report will be given at our next quarterly board meeting.
5. Over the next 90 days, your board will be looking at current and anticipated 2022 budget and will make recommendations regarding common area projects for 2022.
6. A notice to all homeowners that two board positions will be opening up and you are invited to contact our management company, Kellison Corp, if you are interested in being on the board.
7. Property values continue to be very healthy in our subdivision. With a responsive management company, a budget on sound financial footing, and your continued yard maintenance, Pioneer Ridge is a premier subdivision in Johnstown. Thank you all for your efforts.