

**Pioneer Ridge Community Association  
Board Meeting  
October 4, 2021 7pm**

**Meeting Minutes**

1. Welcome, establish quorum and call the meeting to order—Board Members present were Dan Monares, Jennesa Yanez, and Karl Hagman. Olivia from Kellison was also present. A quorum was established and Karl called the meeting to order at 7:04pm.
2. Approval of the last board meeting minutes—Karl motioned to approve the minutes as written. Dan seconded. All in favor.
3. President's Report—Please see the attached President's report.
4. Property Manager's Report—Olivia reported on enforcement activity. There is an alfalfa infestation in the open space. We added alfalfa control to our weed spraying program.
5. New Business
  - a. Board Vote on 2022 Budget—Karl motioned to approve the budget, Jennesa seconded. All in favor
  - b. Ace of Blades proposal to replace controllers—The board approved the replacement of the controllers in 2021 if possible.
  - c. 42/Muscovey bushes impeding line of sight at intersection—The board discussed removing the bushes and transplanting them if it makes sense. Olivia will work with Ace of Blades on the project.
  - d. Election planning—Karl and Jennesa's terms are up this year. Both intend to run for reelection. If you are interested in volunteering for the HOA or running for a board position, please email your interest to Kellison Corp. at [mgthoa@kellisoncorp.com](mailto:mgthoa@kellisoncorp.com)
6. Open forum
7. Next Meeting—Annual Membership Meeting is set for November 17<sup>th</sup>. If you cannot attend, please send a proxy so we can achieve a quorum.
8. Adjournment 7:37 pm

## Pioneer Ridge President's Report

Third quarter, October 4, 2021

1. **Perimeter fence status:** Forty two percent (42%) of the perimeter fence is completed. It is estimated that there are four years left to replace the entire fence. Currently, the Association is spending \$ 110,000 per year to replace this fence that has surrounded our subdivision for the past 20 years. The cost of wood and stain continues to increase in price so the money budgeted may cover less linear feet as we go forward. Currently, our Association reserves are close to \$ 410,000 and once completed, we anticipate we will still have \$ 300,000 - \$ 350,000 still in reserves. Once completed, there will have to be budgeted staining of the completed fence.
2. **2022 budget:** Tonight, the board approved the 2022 budget and there will be no increase in dues for the coming year. They will remain the same at \$ 240.00 semi-annually. Included in the budget are two important items: (a) the social committee budget has been reduced to \$ 2,500 because of covid 19 concerns going into 2022 and because we have had no one step up to chair the committee; and (b) our Management Company, Kellison Corp, will renew their contract with Pioneer Ridge HOA board for three more years commencing July 1, 2022. The increase in their monthly fees are reflected in the 2022 budget. This will provide stability and continuity for the coming three plus years.
3. **Accounts Receivable:** Accounts receivable in our budget are always a concern because some accounts are not current and if left unaddressed, it could create a cash flow problem for our association. When Kellison Corp took over as our Property Manager three and a half years ago, our accounts receivable were over \$ 60,000. To date, they have reduced it to \$ 25,000. Of that figure, accounts of \$ 1,500 or more have gone to collections instead of having liens only. Collections result in legal fees for those who are that situation. If you find yourselves in a situation, where you are unable to meet your dues obligation, the board encourages you to be pro-active in contacting Kellison Corp and work with them to stay current. Doing this, benefits all homeowners.