

**Pioneer Ridge Community Association  
Board Meeting Minutes  
July 24, 2023, 7:00 pm  
Senior Center**

Board Members Present:

Dan Monares  
Lawrence Nee

Jenessa Yanez  
Karine Walker

Karl Hagman

**Establish quorum and call the meeting to order** – Meeting called to order at 7:00 pm. All Board members present, Pamela Coleman from Kellison was also present along with ten (10) owners.

**Approval of the last board meeting minutes** – A motion made, seconded and carried to approve the April 17, 2023 minutes as written.

**Treasurer's Report** – Lawrence reviewed the current CD's and their recent status.

**Old Business**

- **Chicken Survey Results** – A survey was sent out via email to the community to ask owners if they were interested in changing the association documents to allow chickens in the neighborhood. Comments for the survey were available for those at the meeting. Owners that had email on file were sent the survey totaling 163 owners. Out of 163 that responded to the survey 73 were in favor and 90 were opposed. In order to change the covenants, 67% of the 723 homes in the community would need to approve if the Association was to change the documents so chickens would be allowed in the community.

Dan stated he was opposed due to smell, predators and how they would affect neighboring dogs.

Karin stated the number of those opposed warranted a strong enough case not to allow them considering the cost to make a change to the covenants.

Jenessa stated that she was not opposed to the chickens and does understand the opposition. She did feel that, because some owners were interested, it was a good idea to put out the survey and see how many owners in the community wanted to make the change if it was a majority.

Lawrence stated that he was in favor of chickens, but his vote would follow the vote of the survey as he understands the reason why owners do not want them.

Karl stated he had reviewed the statistics from the survey and the comments. Kellison manages 39 HOA's, none of which allow chickens. An additional 413 yes votes would need to be added to the 70 that responded to the survey. To go to the expense of changing the covenants, the numbers would be greater. Monitoring the number of chickens is a difficult task.

Motion was made, seconded, and carried that the chickens being added as pets to the covenants be denied.

- Pekin and Cinnamon Teal Playground Update – Recent incidents of vandalism that had glass in the mulch and sand. Neighbors volunteered to go on site and clean the area up and Board members did inspect the area. A big thanks to the neighbors that went out and volunteered their time to clean up the area. Moving forward, consider options to address the vandalism so something like this does not happen again. A reminder that any suspicious activity should be reported to the police as soon as possible so they can address the situation.
- Budget year projection – Current expenses and what was budgeted for the year is in line with some additions with the fencing project.
- Status of fence replacement and staining – Fencing along county road 17 is complete. Currently the expense has been at \$262,619. This included and additional 550 feet. There is still 4398 linear feet along Muscovy that needs to be complete and 1580 feet \_\_\_\_\_ (*get numbers from Dan*)
- Waterline Easement for CWCWD – information sent from the attorney to the Engineers. Should the alignment end up on the north side of CR 42, they will contact the Board again.
- Mowing Contract review – Turf is not looking as good, it looks like fertilization has killed some of the areas. It was noted that the open space area is subcontracted and was done late in the season. Concerns that the contract is not being addressed regarding trimming. Pamela will address concerns with Ace of Blades and look for bids to present to the Board for the upcoming season.

## **New Business**

- \$50,000 CD maturing on July 3rd – Ratification of decision made outside of a meeting to renew the CD, two (2) three-month CDs at 5.30%.
- Tree limb trimming – Tree guys will do at day rate of \$2,500 per day, review budget to a lot the number of days for work. The Board asked that Pamela go back and ask what trees would be trimmed. Elaborate on the bid, what will the community get for \$2500 a day (go 3 days).
- Driveway expansion Discussion – Some of these have been installed without permission. The Board will discuss this further in executive session.
- Maintenance of Foreclosed Homes – The current question is what responsibility does the HOA have regarding maintenance. Pamela will ask the attorney for an opinion and recommendation.

### **Open forum**

Concerns about covenant enforcement were addressed.

### **Next Meeting**

The next meeting will be October 16<sup>th</sup> at 7:00 to review and approve the 2024 budget.

**Adjournment** – All business being discussed a motion was made, seconded and carried to adjourn at 8:46 pm and the Board will adjourn into executive session.

### **Executive Session**