

Pioneer Homeowners Association Board Meeting

April 1, 2021, 6:30 PM, Denny's

Attendees: Kim Mitchell, President
Matt Lauer, Vice President
Stephenie Stephenson, Treasurer
Marci Owen, Secretary

Bonding of Board Members

- Information was discussed regarding liability insurance and bonding of Board Members. It was decided to obtain 1-2 million dollar policy(ies). Informal quotes were received by Stephenie and Kim for approximately between \$665 and \$750 per year. Further research will be done however; board will move quickly to put a policy in place to protect board members.

Banking Business

- Matt and Stephenie to meet Kim Kerk at the Home Loan State Bank on 5th and Rood next week and transfer accounts and sign new signature cards.

Association P.O. Box

- Treasurer and Vice President will hold keys
- North Avenue Post Office would be the most convenient location; however, Matt will contact Post Office to see if the Association can obtain one of the mailboxes in the complex which would, obviously, be more convenient
- Ensure address is changed on bank statements, bills, etc.

Association Logo and Email Addresses

- Kim contacted a couple of resources for the design of a logo. Prices varied from \$115 for logo with 2-3 revisions to \$385 for logo and 3-5 revisions.
- Stephenie to get other ideas, through her work contacts.
- Design ideas were briefly discussed. We also discussed eventually having a sign produced with logo for the entrance to the complex.
- Kim to obtain an email address for HOA.

Association Meeting

It was determined we need to schedule an association meeting as soon as possible. Agenda items to be included are:

- Introduction of board members
- Adjusting and voting on quorum
- Discussion of purpose of HOA, non-addressable items
- Discussing common area usage ideas
- Importance of obtaining all names, addresses and email addresses for everyone in attendance
- Stephenie volunteered a meeting space that she can use for association meetings. The location is Ariel Clinical Services, 2936 North Ave., Suite G. Thank you Stephenie!
- First meeting will be held on April 22nd at 6:30 pm.

Flyer

- Flyers will be created and taped to every front door in the complex.
- Flyer will contain information on first association meeting as well as the following statement:
HOA must have email contact information for ALL home owners in the complex as ALL HOA communications going forward will be sent via email.
- Flyer will also contain HOA's email which is pioneermeadowsHOA2021@gmail.com.

HOA CCRs

- Kim will send a copy of HOA CCRs to homeowners once email addresses have been received.

Landscaping and fencing

- Is due to be completed within 8 months of house closing.
- Matt and Stephenie to determine closing dates of homeowners so Board Members are aware.
- As due date becomes closer, board to send a reminder letter/email to neighbors that have not completed.

Association Fees

- 2020 fees were collected in final cost of homes; No fees have been collected for 2021.
- 2021 fees to be paid in full by June 1, 2021. Stephenie will be researching sale dates of homes and sending out invoices.
- 2022 and going forward fees will be due on January 1st of the current year.

These dates were unanimously approved by the board.

Ideas for Common Area

- Association would like to develop this area, which is on the west side of the complex, into a recreation space possibly to contain a ½ court basketball court, bocci ball area, picnic tables, etc.
- Matt to contact Clifton Water to see if water/sprinkler system is possible for this area
- Kim provided some estimates for picnic table and basketball court.
- It was determined that the most that could possibly be accomplished this year would be grass and sprinklers.
- We would like to host a community/association potluck type event in the summer at this property.
- Neighborhood Block Party Trailer is available thru the city of Grand Junction, however, due to the pandemic the trailer is not available to anyone right now. Marci will contact city to be put on the list that the City will contact once they are providing the trailer again.

Misc. Office Supply needs

- Association will purchase 2 reams of paper.
- Matt graciously offered to provide printing.
- There was a brief discussion if Assoc. should obtain a debit/credit card.
 - At this point, board members will front the money necessary and be reimbursed.
 - This will work for a while but as we move forward and make larger purchases it might be necessary to obtain a debit/credit card.