

# PIONEER MEADOWS HOA MEETING MINUTES

10M TO 11 AM – APRIL 2<sup>ND</sup>, 2022

## 1. ELECT OFFICER FOR VICE PRESIDENT ROLE

NOMINATION: JOE, ANYONE ELSE?

SEND OUT NOTIFICATION ON PAYHOA FOR VOTES SO THAT WE CAN OFFICIALLY VOTE!

ONLY 5 HOMEOWNERS ATTENDED THE MEETING – NEED 12 VOTES TO ELECT THE NEW VP.

- i) UPDATE HOMEOWNER CONTACT INFO REQUEST.
- ii) BROCHURE BY MAILBOXES WAS SUGGESTED INCLUDING SENDING OUT A QUARTERLY NEWSLETTER. MARCIE VOLUNTEERED TO ASSIST.

## 2. COMMON AREA UPDATE.

- i) THE BOARD HAS MET WITH A FEW DIFFERENT LANDSCAPERS AND RECEIVED ESTIMATES. BOARD WILL SEND OUT THE APPROVED LANDCAPE BLUE PRINT PLANS, ARIAL DRAWINGS. WE INTEND TO USE NATIVE GRASS (DOG TURF) WITH A COMBINATION OF PLANTS, BOULDERS, AND PATHWAYS FOR THE MAIN COMMON AREA.

THE CITY HOLDS \$7500 (FOR REPAIRS) NOT INCLUDED IN BUDGET.

- ii) FRONT RETENTION POND – SUGGESTION TO RESEED WITH DOG TURF AS WELL.
- iii) WEEDING OF FRONT SECTION NEEDS ATTENTION.
- iv) WATER – STEPHANIE HAS COME UP WITH A PLAN TO TACKLE WATER SITUATION FOR LANDCAPING.

- v) FENCE HAS BEEN COMPLETED AT BACK. WE ARE ASKING ALL HOMEOWNERS TO KEEP AN EYE OUT FOR VANDALISM OF THE FENCE AND REPORT TO THE HOA IF YOU SEE ANYONE.
- vi) HOA NOW REGISTERED WITH DORA, COLORADO SECRETARY OF STATE AND OUR HOA IS NOW IN GOOD STANDING WITH THE STATE.
- vii) TAX RETURN – NEEDS TO BE FILED – FORM 403B NON PROFIT. DISCUSSED FINDING A CPA PRO-BONO OR HR BLOCK?
- viii) PARCEL TO EAST (SINGLE HOUSE) HAS BEEN GRAVELLED ANY QUESTIONS OR CONCERNS PLS DIRECT TO:  
RICK DORRES – PLANNING DEPT AT THE CITY.  
PH# 970 256 4034

TO ENQUIRE ABOUT OPTIONS AS FAR AS CURRENT ACCESS POINT IS ALSO SET TO GO THROUGH INDIAN RYE/BEVILL AVE DIRECT CALLS AND CONCERNS TO CHRIS SPEARS, ROADS AND DRAINAGE ON “INCREASE OF DEBRIS”.

UNLICENSED/UNTAGED VEHICLES PARKED – MUST BE MOVED.

### **3. PAST DUE COLLECTIONS.**

- i) THERE ARE 10-12? ACCOUNTS THAT ARE PAST DUE OR DELIQUENT. HOA NEEDS TO FIRM UP RULES TO COLLECT.
- ii) FRONT YARDS NEED TO BE COMPLETED. PLEASE SUBMIT LANDCAPE PLANS INCLUDING DRAWINGS TO HOA FOR APPROVAL.
- iii) GARBAGE CANS MUST BE CONTAINED AND HIDDEN EITHER IN YOUR GARAGE, BEHIND FENCES AND OUT OF SIGHT AND PICKED UP AFTER THE GARBAGE TRUCK COMES.
- iv) PLEASE KEEP “FIRE HYDRANT” ACCESS POINTS CLEAR.
- v) ALL PENDING HOMEOWNERS MUST CONSTRUCT FENCES ASAP.

- vi) PIONEER MEADOWS SIGNAGE AT FRONT ENTRANCE.
- vii) PLEASE DO NOT DAMAGE/ OR PLAY – IN FRONT AREAS ESP.  
RETENTION PONDS.
- viii) NEXT HOA BOARD MEETING?
- ix) NEXT HOA MEETING WITH EVERYONE – WEEK OF JULY 11<sup>TH</sup> – SEND  
OUT NOTIFICATION ON PAYHOA/EMAILS.
- x) STEPHENIE TO UPLOAD THE BUDGET TO PAYHOA FOR EVERYONE TO  
SEE IT – SHOW INCOME/EXPENSES ETC.