

Pioneer Homeowners Association Board Meeting

June 3, 2021, 6:30 PM,

**Attendees: Kim Mitchell, President
Stephenie Stephenson, Treasurer
Marci Owen, Secretary**

Discussion on Common Area and Water

The Common Area has been cleared of weeds, etc. however the tractor wheel has not been removed and there are some other issues. Kim Mitchell has made several phone calls to Kim Kerk regarding these issues but has not received a call back.

Kim had a lengthy telephone call with Lisa, one of the individuals that is a stakeholder of the water which runs in the pipes under or close to the common area. Further research needs to take place regarding:

- The HOA's rights to the common area property. It is possible that we do not have any rights to it at all.
- If the HOA has rights to the common area, there is a question as to whether it is possible for us to obtain water rights.
- Per Lisa, the HOA is not to do any more cleanups on the easement without written permission from her. Additionally, they cannot have anyone walking around the easements.
- The water rights holders are asking for a letter of intent from us regarding our common area plans. We will hold off now until we know exactly what our right are.

Kim will look into setting up a meeting with the HOA Board and Lisa to review the available information.

Detention Ponds

The issues mentioned in the last meeting regarding the Detention Ponds have been satisfactorily resolved.

- J & R Landscaping cleaned out the areas.
- Broken pipes and the cut timer wires were repaired. K&D addressed it at a contractor's meeting, it was determined, that another contractor caused the damage however K&D repaired it for us.

Website

Stephenie will begin looking for a web-based program that we can purchase that will streamline dues and fee payments, email communications, document storage and distribution, homeowner files, etc.

Transfer Fee

It was decided that the fee for transference of home ownership into the HOA will be \$75.00.
This is to be added as an amendment to the CCRs.

Out of Compliance and Late Dues Fines:

HOA Association dues for 2021 were due on June 1.

- We have received about 50% of them.

Per the amendment to Covenant approved on 8/27/19, the fences are to be installed and the landscaping done within 8 months of when the owner takes title of the property.

- There are several homeowners that have had title for longer than 8 months and have not yet installed fences or landscaped their property.

Stephanie will find an "out of compliance" letter on the internet and have the board approve it and mail out a letter requesting these items be addressed and outlining what the fines will be.

Fees for non-compliance will be as follows:

Non-payment of HOA Dues: A \$50.00 fee will be assessed for the first month after payment due date. Following that, an additional 10% fee (\$30.00) will assessed each month that payment is not received.

Non-Compliance Issues: A letter will be sent outlining the issue(s) that is(are) not in compliance. The homeowner will have 30 days to satisfactorily address the situation and inform the board. If situation is not brought into compliance the fines will be as follows:

- \$10 per day for 60 days to a maximum of \$600
- If the issue or issues is not satisfactorily addressed by the time a \$600 fine as been assessed the board will seek legal assistance for liens against the property

These fees and fines will be added as an amendment to the CCRs.

A 5th board member is added to the board, title to be Board Member. We will have this change voted on at the next HOA Association meeting.

These is to be added as an amendment to the CCR at the same time as the Transfer Fees so the Lawyer can approve all changes at one time.

Approved by: Kim Mitchell, Stephenie Stephenson and Marci Owen on 6/6/21