

**MINUTES OF THE FIRST MEETING OF THE PIONEER MEADOWS SUBDIVISION  
HOMEOWNER’S ASSOCIATION, INC., MARCH 18, 2021**

Establish a Quorum for Members: A quorum of 24 proxies and attendees was established.

Call to Order: A motion was made and seconded to call the meeting to order at 6:30 PM.

Mr. Foster and Ms. Kerk began the meeting by discussing the process of turning over the Pioneer Meadows Subdivision Homeowner’s Association, Inc. (the “Association”) to its members. This discussion included: The structure and organization of the Association; conducting meetings of the Association; the adoption and approval of the annual budget; the need to elect the Association’s board of directors; providing the bank account information to the Association; and the Colorado Common Interest Ownership Act.

Following the discussion, the election of the Association’s board of directors was held. A motion was made and seconded to conduct the election of the board of directors. During the election, the following candidates were all unanimously elected to serve on the board of directors in the following capacity:

- Kim Mitchell: President.
- Matt Lauer: Vice President.
- Marcy Owen: Secretary.
- Stephanie Stephenson: Treasurer.

After the board of director was duly elected, Ms. Kerk discussed the suggested operating budget for the Association. Following discussion, a motion was made and seconded to hold a vote on setting the Association’s annual assessment for fiscal year 2021 at \$300.00. The member unanimously voted to set the Associations annual assessment for Fiscal year 2021 at \$300.00.

Ms. Kerk then provided the board of directors with all of the Association’s banking and account information.

The meeting was then opened to member comment. Some members requested an update the inoperable stormwater detention pond on the southwest portion of the Association. Mr. Foster and Ms. Kerk explained that the detention pond would be operational once it was hooked into the County stormwater system. Members also requested an update on the strip of land on the west side of the Association. Ms. Kerk informed the members that they were free to landscape or otherwise use the strip of land as they saw fit.

Adjourn Meeting: A motion was made and seconded to adjourn the meeting at 7:45 PM.

Respectfully submitted this \_\_\_ day of \_\_\_\_\_, 2021.

By: \_\_\_\_\_  
Marcy Owen, Secretary