

# PIONEER MEADOWS HOA MEETING MINUTES

10M TO 11 AM – May 26, 2022

All Board members met this morning at Joe & Marci's residence to meet with Bray and review their services (Mark Shoberg and Laurina Hainz).

Items discussed below:-

- Nicole will connect with Kim Kerk or Attorney to obtain Colorado Statute section Nine Policies and Procedures for Effective Governance: 38-33.3-209.5 (i-ix), pages 41-43. IF we do not have one in place then Bray will draw one up officially for our HOA for approx. \$900 (\$100 each policy).
- An introductory Welcome Letter will be sent out from Bray introducing themselves to all the homeowners and will from thereon become the "official contact". This will go out on Approx. June 20<sup>th</sup>.
- A "Compliance Postcard on Scope of Issues to be addressed" will then follow up to all homeowner on the 1<sup>st</sup> week of July to address our existing concerns and issues. The First postcard would only address fencing and landscaping issues. Other concerns (trash cans, possible parking) to be addressed on later postcards. We are working on getting our common areas weeded and sprayed that should hold thru rest of the year, so that homeowners can then continue to weed their areas and sidewalks. We also discussed the possibility of switching over to using one "Trash" company. Bray will get quotes on weeding and spraying streets and common areas. Joe is also obtaining quotes as well. Friendly Reminder to Nicole - send Mark the plat.
- Bray will work with Stephenie on accounting related items and we will switch over to Alpine Bank (I believe that was decided?). Nicole is following up to see when we transition over to the new bank and bills pay and accordingly close out of PAYHOA asap.
- We will continue to get more bids on the common area landscaping.
- Olivia is obtaining couple of quotes for Vinyl decal signs to place on the front fences with our HOA subdivision name on it. Will forward to the board to review. Move forward. We cannot afford a fancy sign at the moment. This will suffice as signage in the meanwhile.
- Joe & Marci will reach out to Grand Valley reg the possibility of obtaining water shares for irrigation and if that is a possibility at all and/or cost feasibility. Been Digging does the head gate install.
- Another **Important** point made by Mark was that "we cannot afford to plant any vegetation if we have issues with the neighbors' pipes on the easement areas located by the common areas – if there were issues down the road, we could be held liable and also have to re-dig up all the vegetation we plant that is established to fix any leaks/repairs to the pipes – recommended going with Zeroscape - rocks, gravel for this reason esp. with keeping our low budget in mind.

- Setting up a Reserve Line of Funds i.e. typically 10% of Gross was discussed.
- 1 Annual HOA Meeting included free of cost if we do so within normal working hours of 9 to 3.30 pm Monday thru Thursdays ONLY. Otherwise cost is \$75 per hr. for evenings and weekends. Bray Clubhouse can accommodate up to 35 persons under current covid restrictions plus zoom availability for those who cannot attend in person.
- Bray charges \$75 per hr to also attend Board meetings.
- We asked a bunch of questions. Bray was very informative and we are moving forward with hiring them.
- Each homeowner will sign into an online Portal on Bray's website.
- Monthly accounting statements will be sent out to the board.
- They will file Annual Tax Returns and also price shop Insurance at next renewal.
- Bray will also offer their full service and accounting system.