

**PIONEER MEADOWS HOA BOARD MEETING**  
**HELD AT BRAY ED. CENTER AND ZOOM**  
**MEETING STARTED AT 12:01 PM**  
**JULY 26<sup>TH</sup> 2022**

**ALL PRESENT IN PERSON**

NICOLE CROW-PRESIDENT, JOE OWEN- VICE PRESIDENT, OLIVIA LARSON- SECRETARY,  
TOM RHOLAS, GREG KIEHM, MARK – BRAY, LAURINA – BRAY

There was a majority of the Board present and quorum was achieved.

**PERSONS PRESENT VIA ZOOM**

STEVE AND DIANA BOKRICK, BRIDGETTE ADEN, BECCA CHASE, KATE KAPPIUS, STEPHENIE  
STEPHENSON & SHANNON HARDY, MATT & BRITTANY LAUER, JAMES DONAVAN, ASHLEY  
SEDILLO,

Meeting was called to order by Nicole Crow at 12:02 pm

**Updates**

1. We discussed the \$7,500 in funds from Developer/Kim Kerk that has been approved by the City. We are waiting on cooler weather to coordinate and schedule the work that needs to be completed. Use exact amount allocated for specific projects already pre-determined.
2. Landscaping of Common Areas & Open Space - Sprinklers are working. Asked Neighbors to keep an eye out for leaks. We switched over from Ariel Clinical Services to Eddy's Lawn Care who can offer us a rounded service including handling sprinklers turn on and off at season change, weeds and pick up trash.  
We have received a couple of bids for the open space parcels and will eventually tackle this project when we have funds set aside. Planning on going with Zeroscape as we have no water. Plan to install basketball court, walking path and/or picnic tables eventually.
3. Signage – we discussed that we are getting quotes to put some signage up on E-Road at the entrance of the subdivision. It was determined to hold off on the signage and focus on the common areas.
4. Annual storm water inspection has been completed.
5. Fees & Violations- This was discussed at length. We determined that we would send out Violation Notices for "Parking" on the gravel areas in front of the Gates/Fences with restrictions that will be set in place and determination of set amounts of fees per respective violation. We need to come up with a list for Homeowners to comply.

"Our goal is to help the neighborhood look nice, retain property values, abide by the subdivision CC&Rs and Policies and Procedures. Clarification is noted on 4.5 & 4.6 on the Policy for Enforcement of CC&R's. Any of our governing documents can be found online under our HOA at Bray's website: <https://hoa.brayandco.com/Pioneer-Meadows-Homeowners-Association>

It was determined and agreed that “2 Notification/Warning letters (each within a 14-day period) would be sent out, after the 2<sup>nd</sup> warning letter (30 days from the date of the first letter) a fee of \$10 will be imposed. Thereafter, each incident will be \$15 based on a 14-day period until resolved. It is the responsibility of the homeowner to comply with the CC&R’s and notify the Board/Bray if they are facing issues with deadlines and resolving any outstanding issues.

We will treat everyone fairly and in the best interest of our neighborhood to retain Property Values.

The Board will ultimately decide, agree on a vote, and can change if compliance isn’t working. Bray HOA Mgmt. will send out postcards or post on website.

This was motioned by Brittany Lauer – 1<sup>st</sup>, then by Greg Kiehm 2<sup>nd</sup>.

No Opposition. Motion Passed.

6. We also addressed the issue of incomplete fences and landscaping. Both must be completed by the homeowner by June 1<sup>st</sup>, 2023. This date will be allowed as long as the homeowner has reached out to Bray with a signed contingent plan of completion and an ACCO submitted by September 1, 2022.

This was motioned by Joe Owen 1<sup>st</sup>, and Greg Kiehm 2<sup>nd</sup>.

No Opposition. Motion Passed.

7. Late Accounts were discussed. We have collected 1 so far. We already have an established fee structure in place.

Meeting minutes dated April 2021 were brought forward by Brittany Lauer.

An Amendment change of the CC&R’s Declarations was brought up at the meeting. Mark, Bray informed everyone that we cannot vote today. It requires a 67% vote of homeowners. There is also an 11-month proxy, and it must be motioned at the next Annual Meeting.

There was a motion by Nicole Crow to adjourn the meeting at 1:08 pm. And 2<sup>nd</sup> by Joe Owen. No Opposition. Motion Passed.