

Pioneer Homeowners Association Meeting
April 22nd, 6:30 PM.
Location: Ariel Clinical Services, 2936 North Ave., Suite G

Meeting was called to order at 6:35 PM. There were 17 Homeowners in attendance.

Kim Mitchell introduced herself and the board to the association members. Kim asked that everyone provide an email address to PioneerMeadowsHOA@gmail.com to improve communication between the homeowners and the board.

Matt Lauer led a discussion on adjusting our quorum from the current level of 51% to 25%. Motion was made to approve this percentage by Steve Bobrick and seconded by Keane Karman (sp?), unanimously approved by those in attendance.

Marci Owen opened a conversation regarding the common area and mentioned various ideas that have been discussed, a grassy area with possibly picnic tables and a ½ basketball court; a community garden, or an RV storage area.

Matt has looked into obtaining water for the area and it was determined that it would not be financially feasible to get water to the area this board year (which will be completed in March of 2022) as there are too many other items that need our attention and will need to be paid for.

The members discussed the problem of dirt and tumbleweeds blowing into the subdivision as well as the need for a fence to block access to the canal to protect children. In addition, it was briefly discussed having pea gravel placed over the dirt to reduce blowing dirt.

This led to a general discussion on the role of the HOA itself. The Board stated that they would like individual homeowners to address minor neighborhood concerns with their neighbors directly and kindly; these concerns could include issues with children, noise, animal control, etc. Rick and Kathy Pavol asked if there was an objection to having a flagpole installed on their property to display the American flag. A vote was taken and unanimously approved. In addition, Kim Mitchell asked that homeowners review the CC&Rs to gain an understanding of the role to the HOA. She asked that, if they did not have a copy of the CC&Rs, to email PioneerMeadowsHOA@gmail.com and she would send them a copy.

Stephenie Stephenson talked about the 2021 dues invoices that were sent to the homeowners last week. The dues will be due on June 1, 2021 this year due to the fact that the board was just elected in March 2021. However, going forward, the due date will be January 30 of each year. Invoices will be sent out in the fall as to avoid the new year financial crush we all feel. A brief discussion was held regarding whether dues could be paid monthly however, Stephanie explained that monthly payments could be extremely cumbersome for the treasurer and said that she was happy to address hardship cases on an individual basis.

It was then discussed how often the association should meet. As this is the first year and much has to be accomplished, it was decided that meetings should be held every other month with the next meeting to be scheduled for sometime in June.