

**MINUTES OF ANNUAL MEETING
PIONEER PLAZA COMMERCIAL TOWNHOMES
ASSOCIATION, INC.
SEPTEMBER 23, 2020
VIA ZOOM**

Rob Harper of Toad Property Management, Inc. called the meeting to order at 2:04 p.m. Rob confirmed the meeting had a quorum with sixteen lots participating and two lots represented by proxy. Rob said notice of the meeting had been mailed on August 31, 2020.

Rich Saperstein made a motion to approve the September 24, 2019 meeting minutes. Eric Roemer seconded the motion and it was unanimously approved.

Rob Harper said construction on neighboring land was nearing completion and Rob said he was not aware of any new construction on neighboring land. Rob said removal of noxious weeds had continued during the Summer.

Eric Roemer agreed to go through all information relating to common area parking and prepare a document to clarify common area parking as parking for customers with all development also providing parking on individual lots. Eric said overnight parking, construction equipment parking and day parking for people taking the bus to Town or the ski area had all been a problem in recent years and signage and enforcement had been put in place. Eric explained the CB South Commercial Area Master Plan (CAMP) had shown interest in taking over some parking areas but that negotiation had stopped and the parking remained for the use of customers of businesses at Pioneer Plaza.

Rich Saperstein said the negotiations with CB South had been difficult and involved several changes in personnel which prevented any progress being made. Rich said discussions with CAMP regarding main street lots and perimeter lots and the need for parking regulations to be applied equally across all owners had created challenges and those parking discussions had not been resolved with CAMP and Main Street had not been granted to CAMP in accordance with a majority decision of owners. Negotiations with CAMP would continue but at the current time the existing regulations for parking and building height applied to all new construction plans. Mary explained CB South continued to work on an amendment to their Covenants and the rewrite might be out for vote by all CB South owners in Summer 2021. Mary said a CAMP document had been approved by the County and a copy was available on the CB South website.

Tim White expressed concern about the construction debris and equipment from the construction on neighboring property being on Pioneer Plaza lots and Rob Harper said he would follow up with the contractor regarding clean up. Tim also expressed concern that customers of the new business would park on Pioneer Plaza land instead of utilizing the parking spaces at the back of the new building. Rich Saperstein said the usage requirement protocol had never been enforced with the contractor and Rob Harper said approval to use the Pioneer Plaza land had never been requested. Rob Harper agreed to reach out to the contractor and if more time was required to clean up the usage rules and fees would be commenced.

Eric Roemer confirmed the existing CB South Covenants prevented owners building to the maximum height permitted in the Pioneer Plaza governing documents.

Rob Harper said a financial report and draft 2021 Budget had been distributed. Rob said the Budget increased dues in accordance with the CPI. Landscaping expenses were running slightly over budget due to problems with the irrigation system and snow removal was under Budget. Mary said there were still issues with the irrigation system and Rob said he would follow up. Eric asked if additional landscaping work could be performed in Spring 2021 as there were now businesses operating. Rob said noxious weeds continued to be a problem and the walkways and parking areas had been sprayed a couple of times during the Summer.

Eric Roemer made a motion to approve the draft 2021 Budget. Rich Saperstein seconded the motion and it was unanimously approved.

Rob Harper explained Rich Saperstein was willing to continue on the Board for an additional term. Tim White made a motion to appoint Rich to an additional three year term. Eric Roemer seconded the motion and it was unanimously approved.

Mary said her tenants had requested business signage at the entrance to Pioneer Plaza and Eric suggested a design be submitted to the Board for review and then it would need to be approved by CB South.

Eric Roemer said Units 17 and 18 were under contract and Unit 5 was listed for sale.

At 2:45 pm Tim White made a motion to adjourn the meeting. Eric Roemer seconded the motion and it was unanimously approved.

Prepared by Rob Harper
Toad Property Management