

**MINUTES OF ANNUAL MEETING
PIONEER PLAZA COMMERCIAL TOWNHOMES
ASSOCIATION, INC.
AUGUST 13, 2010**

Angela Reeves of Toad Property Management, Inc. called the meeting to order at 2:15 p.m. She said a proxy had been received for 1 lot and 14 lots were in attendance, making a total of 15 lot owners represented at the meeting. She said notice of the meeting had been mailed on July 23, 2010.

Eric Roemer made a motion to approve the August 27, 2009 meeting minutes and Rich Saperstein seconded the motion.

Angela Reeves said there had been no new construction at Pioneer Plaza and no lot sales in 2010. She explained that weed management had continued this year but it had not been possible to remove all the weeds and keep within budget. She said the sidewalks had been sprayed twice with weed killer and would be done again before the Fall.

Angela Reeves said eight "No Overnight Parking" signs had been purchased and would be displayed in the parking areas. Angela explained they had been posting notices on vehicles, boats and trailers in an attempt to stop the area being used as a general CB South storage area. She said one vehicle had been towed when the owner failed to remove the vehicle within 24 hours.

Angela Reeves said the association would finish the financial year on August 31 with similar reserves in the bank as at August 31, 2009 despite the association reducing dues by 50% during 2009/10. She explained the association had the reserves because it had not been necessary to clear snow during the winters. Eric Roemer made a motion to approve the 2010/2011 budget as distributed on July 23, 2010 and Rich Saperstein seconded the motion.

There were no other nominations and Eric Roemer was unanimously appointed as a Director for a three year term. Angela explained Rich Saperstein and Tim White were also on the Board and said there had been a mistake on the Proxy/Ballot sheet which referred to David White instead of Tim White.

The following elections were unanimously approved:

President	Eric Roemer
Vice President	Rich Saperstein
Secretary / Treasurer	Tim White

The meeting adjourned at 2:40 p.m.

Prepared by Angela H. Reeves
Toad Property Management, Inc.