

**MINUTES OF ANNUAL MEETING
PIONEER PLAZA COMMERCIAL TOWNHOMES
ASSOCIATION, INC.
AUGUST 10, 2011**

Angela Reeves of Toad Property Management, Inc. called the meeting to order at 3:05 p.m. She said a proxy had been received for 9 lots and 7 lots were in attendance, making a total of 16 lot owners represented at the meeting. She said notice of the meeting had been mailed on July 27, 2011.

Tim White made a motion to approve the August 13, 2010 meeting minutes and Eric Roemer seconded the motion.

Angela Reeves said there had been no new construction at Pioneer Plaza and no lot sales in 2011. She explained weed management had continued this year. Some weeds had been pulled and some had been sprayed. Angela said CB South POA had sprayed the weeds on the perimeter of the lots for \$150 and also supplied some free herbicide for other areas. Eric Roemer asked if the sidewalks could receive a second strong application of herbicide before the Fall.

Eric Roemer said the "No Overnight Parking" signs had helped to restrict the number of vehicles and trailers being parked there. Tim White said employees of Alpengardner were parking during the day and it was agreed additional signage and stronger enforcement would be necessary once owners started to build on those lots.

Angela Reeves said the balance in the bank accounts was remaining steady despite the 2010 reduction in dues. After a short discussion Eric Roemer made a motion to approve the 2011/12 draft Budget with dues remaining at the 2010/11 level. Tim White seconded the motion.

There were no other nominations and Rich Saperstein was unanimously appointed as a Director for a three year term.

The following elections were unanimously approved:

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

The meeting adjourned at 3:30 p.m.

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