

**MINUTES OF ANNUAL MEETING
PIONEER PLAZA COMMERCIAL TOWNHOMES
ASSOCIATION, INC.
SEPTEMBER 28, 2017**

Rob Harper of Toad Property Management, Inc. called the meeting to order at 3:31 p.m. Rob confirmed the meeting had a quorum with 7 lots in attendance, 8 lots on the phone and 2 lots had given a proxy to Rich Saperstein. Rob said notice of the meeting had been mailed on August 18, 2017 with a revision of the start time mailed on August 23, 2017.

Rich Saperstein made a motion to approve the September 30, 2016 meeting minutes and Eric Roemer seconded the motion and it was unanimously approved.

Rob Harper said weeds had been sprayed and the weed program was making good progress in the middle section. Rob explained there was presently \$12,000 in the bank and it was anticipated the 2016/2017 expenses would come in slightly under the 2016/2017 income. Rob explained the 2016/2017 dues had been increased by \$50 per year, per lot and the draft 2018 Budget included another \$50 per year, per lot as agreed at the 2016 annual meeting. Eric Roemer made a motion to approve the draft 2017/2018 Budget as distributed. Tim White seconded the motion and it was unanimously approved.

Rich Saperstein said the Cement Creek Tavern was changing its name to Cement Creek Commons and the space had undergone significant changes. Rich explained the space would be a co-working space during the day and the commercial kitchen had been leased to Tim Egelhoff who would be operating a private event space. Rich said the soft opening was scheduled for October 11, 2017.

Rich Saperstein said he was continuing to work with CB South on the rewrite of the building regulations and they expected to finalize documents in the next couple of months.

Rob Harper said the governance policies had been distributed in 2015 and discussed at the annual meeting that year but no decision had been taken. It was agreed owners would review the documents one more time and finalize in the next week.

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

As there was no additional business the meeting adjourned at 3:49 pm.

Prepared by Rob Harper
Toad Property Management, Inc.