

**MINUTES OF ANNUAL MEETING  
PIONEER PLAZA COMMERCIAL TOWNHOMES  
ASSOCIATION, INC.  
OCTOBER 17, 2024  
VIA ZOOM**

Rob Harper of Toad Property Management called the meeting to order at 4:11 p.m. Rob confirmed the meeting had a quorum with more than 40% of the lots participating. Rob explained Tim White had given his proxy to Matt Santor.

Tina Kempin made a motion to approve the September 28, 2023 meeting minutes. Matt Santor seconded the motion and it was unanimously approved.

Rob Harper explained the 2024/2025 Budget included a dues increase and \$10,000 for possible road realignments and lot line adjustments had been included in the Budget. Aaron Huckstep ("Huck"), attorney, had been engaged to assist the Association and at this time it was unclear if that money would be needed for road realignments or moving utilities. Rob also explained the dues for improved lots continued to increase by 25% each year. The final 25% increase (bringing it to 100% of the increased costs for improved lots) would appear in the 2025/2026 Budget.

Rob Harper said a survey had shown a corner pin of Lot 15 was in the middle of the current alley and utility boxes had been placed on Lot 14 which prevented an easy moving of the alley and a replat of that corner. Huck had been engaged and he had explained the roads/alleys had been in that location long enough for prescriptive easements to exist. One solution was for the Association to waive any prescriptive easement rights and the owner of the impacted lot to be responsible for any additional costs such as road realignment or moving utilities. Several owners expressed concern that individual owners would be responsible for costs which were caused by the road/alley placement or vehicles and/or snow removal making the road/alley wider than previously prepared.

Concern was expressed about Pioneer Plaza land which was leased to business entities outside of Pioneer Plaza and Rich Saperstein explained the leases, at the advisement of our lawyer, had been prepared to reduce liability and prevent the creation of prescriptive easements. Rich said the Board could review that solution when the leases were up for renewal.

After a very long and lively discussion Rob Harper said the Board would continue to gather information on how many lots were impacted and costs to rectify the issues. Once information was available a meeting, which all owners were welcome to participate in, would be set up so Huck could explain how to resolve the issue in a fair and equitable manner.

Rob Harper explained \$25,000 was the rough figure to rectify the situation. The two utility companies to correct the location of their utilities and for Lacy Construction to move the driving surface. The figure of \$10,000 had been added to the 2024/2025 Budget to help meet those costs. Rob said the Association currently had approximately \$38,000 in the Reserve Account and approximately \$4,000 in the Operating Account.

Rich Saperstein stressed the Association waiving the prescriptive easement was a way for the Association to give the owners the reassurance that the prescriptive easement would never be pursued.

Rich Saperstein made a motion to ratify the 2024/2025 Budget as presented. Matt Santor seconded the motion and it was unanimously approved.

Rob Harper explained Matt Santor was willing to continue on the Board and no additional names had been put forward. Rich Saperstein made a motion to approve the election of Matt Santor to the Board for an additional two year term. Eric Roemer seconded the motion and it was unanimously approved.

Rob Harper said there had been discussion throughout the community about proposed development at the corner of Cement Creek and Highway 135. Rich Saperstein said he would be opposed to a gas station in that location on Highway 135. Eric Roemer had submitted a letter of opposition as in the past there had been statements opposing commercial development in that location. It was agreed Rob Harper would draft a letter of opposition from the Association to the County.

The next meeting was scheduled for September 17, 2025 at 4:00 p.m.

At 5:37 p.m. Matt Santor made a motion to adjourn the meeting. Eric Roemer seconded the motion and it was unanimously approved.

---

Prepared by Rob Harper  
Toad Property Management