

**MINUTES OF ANNUAL MEETING  
PIONEER PLAZA COMMERCIAL TOWNHOMES  
ASSOCIATION, INC.  
SEPTEMBER 28, 2023  
VIA ZOOM**

Rob Harper of Toad Property Management called the meeting to order at 4:01 p.m. Rob confirmed the meeting had a quorum with more than 40% of the lots participating. Rob said notice of the meeting had been mailed on September 18, 2023.

Rich Saperstein made a motion to approve the September 23, 2022 meeting minutes. Eric Roemer seconded the motion and it was unanimously approved.

Rob Harper said signage had been upgraded and the road bladed during the year. Rob explained a new restaurant would be opening. The irrigation system had been running during the Summer and the watering system would be shut down for the Winter.

Sally Hughes Johnson said they would be submitting plans and hoped to start construction in the Spring. Tina Kempin said the Gunnison Bank & Trust had conceptual drawings for a building but those plans had not yet been finalized.

Eric Roemer explained a committee had been formed, at the request of the CB South POA, to discuss parking in the commercial district. Eric said a conceptual plan had been presented to the POA but no comments had yet been received. The plan created 80 to 100 new parking spaces in the commercial district and made use of the full 60 foot right of way. Eric explained Clark (North Block Subdivision) had submitted plans to the POA for the 6 acres and that plan included townhomes and lots. Eric said the POA and the County did not want to maintain the roads within the 6 acres and Clark would probably be required to form an association.

Rich Saperstein said the biggest concern about the Clark plan was that sufficient common area parking was not proposed. Lack of parking on the Clark plan would have a negative impact on Pioneer Plaza and Rich encouraged owners to reach out to POA to stress the need for equal parking, which could be almost 50 additional parking spaces. Failure to address common area parking at this stage would have ongoing negative impacts for years to come. Matt Santor said letters should be sent to Derek at the CB South POA and Rich Saperstein asked everyone to be involved as Rich and Eric had been continually reaching out to the POA to express concerns.

After discussion Sally Hughes Johnson made a motion for Rob Harper to draft a letter to CB South POA expressing concern about inadequate common area parking spaces in the North Block Subdivision (the Clark 6 acres). Failure to provide adequate common area parking spaces would result in Pioneer Plaza being burdened with the overflow parking from the North Block Subdivision. Internal roads needed to be provided so that delivery trucks were not taking up common area parking at the front of the project. Garbage collection would also need to be adequately addressed. Eric Roemer seconded the motion and it was unanimously approved.

Rob Harper agreed to draft a letter and circulate to the Board for review prior to sending the letter to the CB South POA.

Rob Harper said the transformer needed to be moved prior to Sally Hughes Johnson starting to build and it was agreed one irrigation ditch would require culverts. Rob said some work had already been done and it was generally agreed the other irrigation ditch should be a POA expense as it was a benefit to several entities.

Eric Roemer said the POA or the Metro District would require sufficient funds to complete the road plans and Eric suggested the one-way system be implemented first so that people could get used to the new road plan.

Eric Roemer said one alley had been plowed and it would be necessary to start plowing the second alley. Rob Harper said he had included some additional funds in the Budget for snow removal.

Rob Harper explained, in accordance with the Covenants, improved lots paid higher dues than unimproved lots. Rob said the Covenants required double dues for the improved lots and it had been agreed to phase in the additional costs over 4 years with an increase of 25% each year in operating dues for developed lots. Rob encouraged owners to reach out to him with questions as there was a spreadsheet detailing the amounts per lot. Rob confirmed dues increased upon the issuance of a Certificate of Occupancy.

Rob Harper said the dues had been increased by 5.5%, in accordance with the CPI. Prior to the meeting Rob had circulated a draft 2023/2024 Budget. Rich Saperstein made a motion to approve the 2023/2024 Budget as presented. Eric Roemer seconded the motion and it was unanimously approved. Rob said there was approximately \$34,000 in the Bank.

Eric Roemer explained once an owner built it was necessary for that owner to complete the installation of a sidewalk in front of the building. It was agreed the Board would discuss future maintenance, including snow removal, of the sidewalks.

Rob Harper said Rich Saperstein was willing to continue on the Board and no additional names had been put forward. A motion was made to appoint Rich Saperstein to the Board for an additional two year term. Sally Hughes Johnson seconded the motion and it was unanimously approved.

Eric Roemer encouraged owners to reach out to the CB South POA board members in addition to the letter being sent about parking concerns in North Block Subdivision.

At 5:00 p.m. Tina Kempin made a motion to adjourn the meeting. Matt Santor seconded the motion and it was unanimously approved.