

**MINUTES OF ANNUAL MEETING
PIONEER PLAZA COMMERCIAL TOWNHOMES
ASSOCIATION, INC.
SEPTEMBER 18, 2025
VIA ZOOM**

Rob Harper of Toad Property Management called the meeting to order at 3:02 p.m. Notice of the meeting had been sent to all owners on August 28, 2025. Rob confirmed the meeting had a quorum with more than 40% of the lots participating.

Eric Roemer made a motion to approve the October 17, 2024 meeting minutes. Rich Saperstein seconded the motion and it was unanimously approved.

Rob Harper confirmed that 15 lots wanted to have corner posts marked. England Fence had provided the lowest bid – approximately \$150 per post. Rich Saperstein said an agreement had been reached with the owner of Unit 15 and a surveyor had marked the corner. A portion of Unit 15 had been purchased by the Association so the utility transformers or the road surface did not need to be moved.

Eric Roemer and Rob Harper had met with CBSPOA to confirm the corner markers by Lot 22. CBSPOA and the Association were in agreement with the markers. It was agreed to add a sign notifying people that they were parking on Pioneer Plaza property.

A lease for the parking of the school bus would be renewed. The dental office had one more year on their parking lease. Rob agreed to follow up with the Day Care regarding parking.

Rob Harper explained the Board had discussed Event Fees for neighboring properties to utilize Association common areas. Eric made a motion to charge \$200 per event, 3 weeks notification of the event, proof of insurance and approval from CBSPOA. Rich Saperstein seconded the motion and it was unanimously approved.

Rob Harper explained the Bank had commenced construction.

Rob said CBSPOA now required sidewalks to be cleared of snow during the Winter months. Snow poles would be put in place and plowing would start for the 2025/2026 Winter. The snow removal expenses for the Association would increase significantly.

Rob explained parking signage had been added. Eric Roemer thanked Toad for clearing weeds from the sidewalks.

A 2025/2026 Budget had been approved by the Board with a dues increase of approximately 12%. In accordance with the governing documents the improved lots would be paying twice as much as the unimproved lots.

Rob Harper confirmed the Association had approximately \$35,000 in the bank account. An invoice had not yet been received for the Survey expenses.

Eric Roemer made a motion to ratify the 2025/2026 Budget as presented. Tim White seconded the motion and it was unanimously approved.

Rob Harper explained two owners had volunteered to join the Board for a 2 year term. Rob confirmed Eric Roemer had received a majority of the votes and was appointed for an additional 2 year term.

Sally Johnson made a motion to carry forward any excess dues at the end of the financial year. Tim White seconded the motion and it was unanimously approved.

Sally Johnson suggested the Association prepare a Capital Plan. Landscaping or paving might be expenses in the future as more owners built.

Glacier Street was a shared private road with the Association and the neighboring property owner. At the present time the Association did not plow that road.

Owners could pay dues annually or enter into a payment plan for the year. Prior approval must be obtained for the payment plan.

Rob Harper would be leaving at the end of the year and Jesse Drees would be taking over the management of the Association.

At 3:45 p.m. Eric Roemer made a motion to adjourn the meeting. Matt Santor seconded the motion and it was unanimously approved.

Prepared by Rob Harper
Toad Property Management