

**MINUTES OF EXECUTIVE BOARD  
PIONEER PLAZA COMMERCIAL TOWNHOMES  
ASSOCIATION, INC.  
AUGUST 21, 2025 – CRESTED BUTTE & VIA ZOOM**

**Board Members:** Eric Roemer  
Rich Saperstein

**Others Present:** Kirk Haskell  
Steve Winter  
Tina Kempin  
Rob Harper, Toad Property Management  
Jesse Drees, Toad Property Management

Rob of Toad Property Management called the meeting to order at 10:03 a.m. and confirmed a quorum.

Rich made a motion to approve the minutes of the May 21, 2025 meeting. Eric seconded the motion and it was unanimously approved.

Rob explained the main purpose of the meeting was to discuss the 2025/2026 Budget. A draft Budget had been circulated to the Board for review. The draft Budget included a dues increase of 10%. Snow removal expenses had increased for the Association. Dietrich Dirtworks would be willing to perform snow removal and that would include the sidewalks.

Rich suggested adding a line item to the 2025/2026 Budget for additional surveying. No invoice had been received yet for the 2025 surveying. Rich suggested using the \$2,510 Reserve line item for surveying and increase dues by \$1,000 to bring the surveying line item to \$3,510.

Rich made a motion to approve the 2025/2026 Budget as amended. Eric seconded the motion and it was unanimously approved. The approved 2025/2026 Budget would be distributed to all owners with the annual meeting documents.

The annual meeting was scheduled for September 18, 2025.

A request had been made for signage designating parking spaces for Lots 16, 17 and 18. No spaces were designated to specific businesses but three signs had been added for general parking for Pioneer Plaza. Legal counsel had recommended parking signage by Lot 22 and Glacier as a portion of the parking space was on Pioneer Plaza land. Rob would work with legal counsel for the specific wording of the sign and signage would be installed prior to Winter. The style of signage would be consistent throughout Pioneer Plaza.

Kirk suggested “No Parking” signage in the alleys. Rob agreed to speak to legal counsel about parking signage for the alleys. Steve said people using businesses outside of Pioneer Plaza were utilizing Pioneer Plaza parking spaces on the perimeter. New construction would increase the issue for the future and Rob agreed to follow up with new and existing neighboring business

owners on the north end stating that other parking arrangements needed to be made. Enforcement of parking regulations would be expensive and options for future enforcement were discussed.

Rob said some events operated by a local Pioneer Plaza business did utilize some common area parking spaces. After discussion Rich made a motion to introduce a \$200 use fee for use of common areas effective January 1, 2026. Notice of the event needed to be submitted to the Association two weeks prior to the event together with proof of insurance. Eric seconded the motion and it was unanimously approved. Rob agreed to draft a letter to the business owner.

Rob confirmed an agreement had been signed with the Lot 15 owner and the corner of the lot had been purchased by the Association and utilities would remain in place. A check for less than \$5,000 had been paid to the Lot 15 owner.

Jeremiah continued with survey work. Letters had been sent to owners in June but there had only been two responses for survey posts to be added on lots at a heavily discounted price to owners. Rich would continue to follow up with Jeremiah. Rob agreed to send a reminder email to all owners and add the matter to the annual meeting agenda.

Rob agreed to reach out to Paul Morgan regarding renewal of the bus parking agreement.

At 11:00 a.m. Rich made a motion to adjourn the meeting. Eric seconded the motion and it was unanimously approved.

---

Prepared by Rob Harper  
Toad Property Management