

**MINUTES OF EXECUTIVE BOARD  
PIONEER PLAZA COMMERCIAL TOWNHOMES  
ASSOCIATION, INC.  
APRIL 21, 2025 – VIA ZOOM**

**Board Members:** Eric Roemer  
Rich Saperstein

**Others Present:** Steve Winter  
Sally Johnson  
Rob Harper, Toad Property Management  
Aaron Huckstep (“Huck”), Legal Counsel

Rob of Toad Property Management called the meeting to order at 1:04 p.m. and confirmed a quorum.

Eric made a motion to approve the minutes of the February 3, 2025 meeting. Rich seconded the motion and it was unanimously approved. Rob explained minutes were posted on the Toad website.

Rich said he had spoken to Jeremiah, the surveyor from Montrose. Eric said he had met with Steve Winter at Lot 5 and inspected the lot markers placed by Norman Whitehead, surveyor. Eric explained Steve intended to install some posts, wire and no parking signs to prevent Lot 5 being used for parking. Eric suggested additional markers be installed to prevent parking on vacant lots. Sally Johnson asked if she could install something similar on her lot to prevent vehicles driving across the corner of her lot. Eric suggested additional markers for the sidewalks and regular snow clearing. Rob confirmed Caleb was willing to clear that snow and Eric said areas could be marked for snow storage.

Specific spots for the survey points had been identified, approximately 20, and Rich agreed to reach out to the Surveyor. The work would be scheduled as soon as the Surveyor was available. Toad would install the t-posts to make a more permanent marker of lot lines or corners.

Sally Johnson said she would send Rob an outline of their initial design plans for her lot.

Sally and Steve left the meeting.

At 1:24 p.m. Rich made a motion to enter Executive Session to discuss matters with legal counsel. Eric seconded the motion and it was unanimously approved.

At 1:54 p.m. Eric made a motion to leave Executive Session and adjourn the meeting.

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Prepared by Rob Harper  
Toad Property Management