

**MINUTES OF EXECUTIVE BOARD
PIONEER PLAZA COMMERCIAL TOWNHOMES
ASSOCIATION, INC.
FEBRUARY 3, 2025 – VIA ZOOM**

Board Members: Eric Roemer
Rich Saperstein
Matt Santor

Others Present: Steve Winter
Kirk Haskell
Scott Toms
Tina Kempin
Rob Harper, Toad Property Management
Aaron Huckstep (“Huck”), Legal Counsel

Rob of Toad Property Management called the meeting to order at 4:03 p.m. and confirmed a quorum.

Rich made a motion to approve the minutes of the October 30, 2024 meeting. Eric seconded the motion and it was unanimously approved.

Huck said he had reached out to a couple of surveyors without success. Rich had reached out to a surveyor in Montrose who would be willing to do the work in the Spring. Once the surveyor had completed the work Huck would follow up with the owners of Lot 15. Rich and Eric agreed to get together to identify potential lot line issues the surveyor needed to review.

Rich agreed to schedule Jeremiah, the surveyor from Montrose, to complete the work as soon as weather permitted. Eric said he had reached out to Century Link, REA and Lacy Construction for work by Lot 15 and the cost might be closer to \$20,000 instead of the \$25,000 anticipated at an earlier meeting.

Huck said modifying setbacks on Lot 15 might be a benefit and could be discussed at a future meeting. Huck explained a plat amendment might not be necessary to provide the owners of Lot 15 more flexibility to locate a building on the lot. A plat amendment or boundary line agreement would take more time to complete than a modification of setbacks.

Rob explained a request had been made for the Association to improve and maintain the sidewalks. Eric said some sidewalks had been identified on the original plat and as lots were developed concrete sidewalks had been installed on those lots. The original plat had not required sidewalks to be installed on all lots. At the present time owners of developed lots were responsible for keeping the sidewalks clear of snow. Over the next few months Rob would continue to follow up and the Board would determine a plan for the future. Rob said Caleb would be willing to clear snow with his BobCat during the 2025/2026 Winter when the scope of work had been determined.

Prior to the meeting a tax document had been circulated to the Board for signature. Rob explained the document would keep funds within the Association and allow the Association to file a shorter form of the annual tax return. Board members agreed to sign.

Huck left the meeting. Rich agreed to keep Huck updated on conversations with the surveyor. Steve Winter said he could provide the Board with the GPS markers identified by Norm Whitehead. In the Spring that lot would be reviewed with the surveyor.

Prior to the meeting a December 31, 2024 financial report had been circulated to the Board. Rob explained the Association had approximately \$10,000 more in the bank than at the same time in 2023.

Kirk Haskell encouraged the Board to participate in CB South internet/phone discussions. Kirk expressed concern that the CB South Board were delaying the project. A tower by the hockey rink would be a good location in his opinion but he would be open to other locations. Rob said several locations in the valley were being considered for towers.

Tina Kempin said they were still in the planning stage and a date was not yet available for the start of construction.

Rob confirmed the 5 developed lots were at 75% of the increased dues. By 2026 those lots would be paying the full rate with all backdated payments made.

At 4:50 p.m. Eric made a motion to adjourn the meeting. Rich seconded the motion and it was unanimously approved.

Prepared by Rob Harper
Toad Property Management