

**MINUTES OF EXECUTIVE BOARD  
PIONEER PLAZA COMMERCIAL TOWNHOMES  
ASSOCIATION, INC.  
OCTOBER 1, 2024 – VIA ZOOM**

**Board Members:** Eric Roemer  
Rich Saperstein  
Matt Santor

**Others Present:** Rob Harper, Toad Property Management  
Nick Sledge, Toad Property Management

Rob of Toad Property Management called the meeting to order at 12:06 p.m. and confirmed a quorum. Rob explained the purpose of the meeting was to discuss the possible road realignment between Lots 14 and 15. A map had been circulated to the Board prior to the meeting.

Rich expressed concern about a possible prescriptive easement and suggested obtaining legal advice prior to the Board approving any changes to the current location of the road. Rich said other locations within Pioneer Plaza might have a similar issue with road encroachments. After discussion Rob agreed to reach out to Aaron Huckstep (“Huck”) for legal advice on road locations.

Nick explained what would be necessary to address the road encroachment concerns for Lot 15. Utilities, Gunnison County Electric Association and CenturyLink, and a culvert would need to be moved. Huck would be asked to advise on responsibility for the cost of that work, which might be as much as \$25,000. Rob explained Lot 15 would be leasing the land for construction equipment/material storage for a nearby lot and the Lot 15 owner wanted to resolve the matter as quickly as possible.

Rob said he was reaching out to entities for the lease of parking/storage space on vacant lots and Huck would be asked to review a lease used in the past. Rob agreed to report back to the Board after he had spoken with Huck. Nick left the meeting.

Prior to the meeting a draft Budget had been circulated to the Board for review. Rob explained the income for developed and undeveloped lots. Rob confirmed there was approximately \$38,000 in the Reserves with approximately \$10,000 proposed for Reserves in the new Budget. Dues had been increased by the CPI in the draft Budget. Eric said additional roads and snow storage areas would be plowed in the future and operating expenses might increase by more than the CPI. After discussion it was agreed to increase the dues by the amount necessary to match the anticipated operating expenses for 2024/2025. Eric made a motion to approve the Budget with the proposed change. Rich seconded the motion and it was unanimously approved.

The annual meeting was scheduled for October 17, 2024 at 4:00 p.m. (MT).

Eric said there had been concerns about the County suggestion for light commercial development at the corner of the Highway/Cement Creek Road. It was agreed to discuss at the annual meeting and determine if the Association would send a letter of opposition to the County.

The meeting adjourned at 1:03 p.m.

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Prepared by Rob Harper  
Toad Property Management

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