

**MINUTES OF ANNUAL MEETING
PIONEER PLAZA COMMERCIAL TOWNHOMES
ASSOCIATION, INC.
OCTOBER 3, 2018**

Rob Harper of Toad Property Management, Inc. called the meeting to order at 3:05 p.m. Rob confirmed the meeting had a quorum with three owners (seven lots) participating and eleven lots represented by proxy. Rob said notice of the meeting had been mailed on August 20, 2018.

Eric Roemer made a motion to approve the September 28, 2017 meeting minutes and Tim White seconded the motion and it was unanimously approved.

Rob Harper said some work on landscaping had been completed in the Spring and weeds in the walkways had been dealt with as needed. Rob said construction was now underway on Lot 10 and additional landscaping could be added in the future if required. Rob explained expenses were very similar to 2017 and the draft 2018/19 Budget included an increase of \$150 per lot which would only be necessary if snow removal was going to begin in the 2018/19 winter season. Eric Roemer said in addition to coordinating the maintenance of the Pioneer Plaza property and maintaining the financial records of the association, the manager was also responsible for keeping the association compliant with the Secretary of State and Division of Real Estate requirements and working with insurance companies and real estate agents as questions arose. After discussion Tim White made a motion to approve the 2018/19 Budget with a dues increase of \$50 per lot instead of the proposed \$150 per lot as snow removal expenses would once again be under budget. Eric Roemer seconded the motion and it was unanimously approved.

Eric Roemer made a motion to elect Tim White to an additional three year term on the Board. Tim seconded the motion and it was unanimously approved.

Mary Haskell said construction had commenced on her Lot 10 and Eric Roemer said there had been some interest from potential buyers for vacant lots. Eric explained the CAMP discussions with Crested Butte South appeared to be breaking down as building height would be restricted to two floors and not three floors and any discussion of deeding roads and parking spaces to Crested Butte South had been put on hold.

As there was no additional business Tim White made a motion to adjourn the meeting at 3:30 p.m. Eric seconded the motion and it was unanimously approved.

Prepared by Rob Harper
Toad Property Management, Inc.