

**MINUTES OF ANNUAL MEETING  
PIONEER PLAZA COMMERCIAL TOWNHOMES  
ASSOCIATION, INC.  
SEPTEMBER 24, 2019**

Rob Harper of Toad Property Management, Inc. called the meeting to order at 11:02 a.m. Rob confirmed the meeting had a quorum with seventeen lots participating and one lot represented by proxy. Rob said notice of the meeting had been mailed on August 7, 2019.

Rich Saperstein made a motion to approve the October 3, 2018 meeting minutes. Eric Roemer seconded the motion and it was unanimously approved.

Rob Harper said construction to the north of Pioneer Plaza, a sewer line construction project and Elcho IV once again using Pioneer Plaza land to temporarily hold buildings during their construction process had caused several problems for the Association. Rob explained Elcho IV had encountered problems which delayed their construction and the buildings had been on Pioneer Plaza land for longer than anticipated. Elcho IV had cleaned up their mess and agreed to pay \$1,000 per day for 18 days instead of the original figure of \$250 per day. Rob said Elcho IV had paid \$5,000 of that payment and Toad continued to chase Elcho IV for the remaining \$13,000. Rob explained a final walk through would be completed to confirm everything had been cleaned up and final payment would be received in the next couple of days. Steve Winter's lot had received the bulk of the impact and any additional clean up or revegetation needed to be detailed in a letter to Elcho IV and rectified at Elcho IV expense. It was agreed several factors had made the experience very different from the prior year and the knowledge gained would be useful in reviewing any future approaches to temporarily use the Pioneer Plaza land for neighboring construction projects.

Rob Harper said snow removal had been performed during the 2018/2019 winter and Lacy Construction had been plowing the alley. Rob said \$2,500 had been budgeted for plowing the front parking lot and the alley in the 2019/2020 winter. It was agreed other plowing would be included as more owners built. Rob explained the September 2019 draft Budget proposed dues at the same level as 2006, the first year of the Association, as the Association needed to be more active as more owners built and could not operate on the reduced level of dues. Mary Haskell said the additional \$18,000 income from Elcho IV should be considered and additional maintenance on the parking lot and walkways was needed to address the mud. Eric Roemer suggested the \$18,000 go into reserve and the dues increase would allow additional funds to go to Reserve for future road maintenance costs. Eric made a motion to approve the draft Budget as written. Mary seconded the motion and it was unanimously approved.

Rich Saperstein gave a summary of negotiations during the past year with CB South about changes to building regulations and the possible dedication of Main Street to CB South. Rich explained changes to the CB South Board had caused the negotiations to break down and concerns expressed by Pioneer Plaza representatives were not being addressed. Rich said it was very disappointing that after three years of talk there was no progress on the negotiation regarding building regulations and Main Street and it appeared everything was back to the beginning. Eric Roemer said without any changes owners within Pioneer Plaza would continue

to use the original governing documents and Eric said requests had been made to have CB South update their Covenants. Mary Haskell said the current CB South Board appeared willing to move ahead with the Covenant amendment and Main Street without Pioneer Plaza.

Eric Roemer suggested snow poles be placed this year at Mary Haskell's building and Rob agreed to have those installed.

Eric suggested all future construction include a 6 foot wide concrete sidewalk in front of the structure. Rob agreed to review the governing documents regarding a 6 foot wide concrete sidewalk and also obtain pricing from Lacy Construction for gravel to the parking areas.

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

Eric Roemer made a motion to increase dues annually by the Consumer Price Index (CPI), commencing September 2020. Mary seconded the motion and it was unanimously approved.

It was agreed the 2020 annual meeting would be held on September 23, 2020 at 11 am.

As there was no additional business Eric Roemer made a motion to adjourn the meeting at 12:31 pm. Tim seconded the motion and it was unanimously approved.

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Prepared by Rob Harper  
Toad Property Management, Inc.