

**MINUTES OF ANNUAL MEETING
PIONEER PLAZA COMMERCIAL TOWNHOMES
ASSOCIATION, INC.
SEPTEMBER 9, 2021
VIA ZOOM**

Rob Harper of Toad Property Management called the meeting to order at 2:02 p.m. Rob confirmed the meeting had a quorum with 15 lots participating. Rob said notice of the meeting had been mailed on August 4, 2021.

Rich Saperstein made a motion to approve the September 23, 2020 meeting minutes. Eric Roemer seconded the motion and it was unanimously approved.

Rob Harper said rocks had been placed to define the Pioneer Plaza area and private road signage would be installed at both ends of the road and No Parking signs also installed. Rob said drainage issues on the south side had been discussed and Norman Whitehead, engineer, would be providing a report and recommendation. Due to the significant moisture during the summer the weeds had been growing quickly but Pioneer Plaza generally looked very good.

Tim White said parking was out of control and Rob said parking hang tags for owners and their guests/clients had been suggested. It was agreed to issue two parking hang tags to each owner and parking violation stickers would be placed on vehicles not displaying the hang tag. Rob agreed to order the parking hang tags and stickers. Rob explained parking would be for Pioneer Plaza businesses and stickers would be used to stop overnight parking or used on vehicles restricting access to the businesses within Pioneer Plaza.

Eric Roemer explained the drainage issues had occurred after recent construction and the elevation of future construction needed to be checked to make sure the building would not create freezing or flooding issues on the sidewalk. Rob Harper said he was talking to Lacy Construction to have snow pushed away from the sidewalk to help drainage. Rob explained different solutions had been discussed with Norman Whitehead, engineer.

Rob Harper said all expenses were tracking either close to Budget or under Budget and there was approximately \$36,000 in the Bank. Rob explained management fees had recently been significantly increased in response to labor and housing shortages throughout the valley. Rob said notification of the increase had been sent to the Board and the Budget would need to be adjusted in the future although a dues increase would probably not be necessary. Eric Roemer made a motion to ratify the Budget as presented. Rich Saperstein seconded the motion and it was unanimously approved. Rob Harper explained the Budget had \$8,000 assigned to the drainage issues and that figure was just a very rough estimate until a proposal was received from Norman Whitehead.

Rob said Mary Haskell would not be volunteering for an additional term on the Board and Mary was on the Board of the CB South POA. Matt Santor volunteered to join the Board. Tim White made a motion to appoint Matt Santor to the Board. Rich Saperstein seconded the motion and it was unanimously approved.

Rich Saperstein explained amendments had been made to the Covenants and owners had 30 days to review the changes and provide comment. Rich explained that these changes were designed to bring the covenants up to date. At the end of the comment period Rob Harper said a Ballot would be distributed to owners and at least 67% (17 votes) of unit owners needed to approve the change to the Covenants. Rob said the Covenant amendment would be emailed to owners for review and posted on the Toad website.

Eric Roemer made a motion to adjourn the meeting 2:30 pm. Rich Saperstein seconded the motion and it was unanimously approved.

Prepared by Rob Harper
Toad Property Management