

**MINUTES OF ANNUAL MEETING
PIONEER PLAZA COMMERCIAL TOWNHOMES
ASSOCIATION, INC.
SEPTEMBER 23, 2022
VIA ZOOM**

Rob Harper of Toad Property Management called the meeting to order at 2:04 p.m. Rob confirmed the meeting had a quorum with more than 40% of the lots participating. Rob said notice of the meeting had been mailed on September 12, 2022.

Rich Saperstein made a motion to approve the September 9, 2021 meeting minutes. Eric Roemer seconded the motion and it was unanimously approved.

Rob Harper said rocks had been placed to define the Pioneer Plaza perimeter and new signage had been added. Rob explained drainage issues on the south side had been addressed. Rob said parking did not appear to be an issue during the past year. Rob explained a Contractor had approached the Association for temporary parking of pre-built housing but after advising the Contractor of the daily rate to park the trailers everything had gone quiet.

Rob Harper said some utilities still needed to be moved from the road/alley on the south/east corner but there did not seem to be an urgency to relocate the utilities at this time.

Rich Saperstein said he had spoken with POA Manager Derek and POA President Andrew Sandstrom to give them the history behind the 2016 Master Plan discussions. Rich said the new CB South Board needed time to fully understand the issues including parking and community needs before taking up the CAMP.

Tim White said vehicles were still being parked near the Dentist's office. Rich Saperstein said an arrangement had been reached with the Dentist's office to have a \$10 per year lease with the owners of that dental building responsible for maintenance. Rich explained the lease could be terminated if the perimeter lots of Pioneer Plaza were developed. That building owner was also researching options to secure a permanent solution for their parking needs.

Susie Lapello said preliminary discussions were underway for construction of a bank building on their two lots but it was unclear when construction might occur.

Rob Harper said construction on one of the neighboring lots was completed and clean-up of the site was underway.

Rob Harper said the Board had approved a 2023 Budget with a dues increase in line with the CPI. Rob explained the significant expenses during the year had been the driveway/parking maintenance, landscaping and relocating utilities on the south/east corner. Rob said the Association was in good financial shape with more than \$30,000 in the Bank. Legal representation might be needed if talks resumed with CB South and funds had been included in the 2023 Budget.

At the September 9, 2022 Board meeting Eric Roemer explained developed and undeveloped lots had been charged the same dues rate in the past and the Covenants (Section 3.22.1) allowed the Association to charge twice the amount for common expenses as the undeveloped lots were paying. After discussion it had been agreed the three lots now developed would have dues increased by 25% each year for the next four years and by year five developed lots would be paying twice the dues of undeveloped lots. Rob Harper said a letter explaining the change to dues would be going out to all owners with the October 1, 2022 billing. In the future as lots were developed those lots would pay twice the dues of undeveloped lots.

Eric Roemer made a motion to ratify the 2023 Budget as presented. Rich Saperstein seconded the motion and it was unanimously approved.

Rob Harper said Eric Roemer was willing to remain on the Board and there were no additional volunteers. Rich Saperstein made a motion to appoint Eric Roemer to the Board for an additional three year term. Tim White seconded the motion and it was unanimously approved.

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

Prepared by Rob Harper
Toad Property Management