

**MINUTES OF EXECUTIVE BOARD
PIONEER PLAZA COMMERCIAL TOWNHOMES
ASSOCIATION, INC.
MAY 21, 2025 – VIA ZOOM**

Board Members: Eric Roemer
Rich Saperstein

Others Present: Steve Winter
Sally Johnson
Tina Kempin
Rob Harper, Toad Property Management
Jesse Drees, Toad Property Management
Aaron Huckstep (“Huck”), Legal Counsel

Rob of Toad Property Management called the meeting to order at 2:04 p.m. and confirmed a quorum.

Eric made a motion to approve the minutes of the April 21, 2025 meeting. Rich seconded the motion and it was unanimously approved.

Rob explained the purpose of the meeting was to continue the discussion about lot lines. Rich said information had not yet been received from Jeremiah, the surveyor.

Steve said he was working with the CB South Property Owners Association to obtain approval for his fence.

Steve expressed concern that the temporary markers placed by Jeremiah might soon disappear. Rich said he would follow up with Jeremiah to ask if permanent markers could be placed and a document produced to record the lot markers.

Steve suggested restricting access from Elcho between Lots 14 and 15 which would mean a road realignment and change to utilities would not be necessary. CB South POA had proposed a one-way system at Gillaspey, Glacier and Elcho in a clockwise direction. After a short discussion it was agreed more information was required from CB South POA to confirm the final plan for the roads.

Huck explained the utility companies had no legal requirement to relocate the utility pedestals as 18 years had passed since the pedestals were installed.

Sally, Steve and Tina left the meeting.

At 2:24 p.m. Rich made a motion to enter Executive Session to discuss matters with legal counsel. Eric seconded the motion and it was unanimously approved.

At 2:59 p.m. Eric made a motion to leave Executive Session. Rich seconded the motion and it was unanimously approved.

Huck left the meeting.

Rob confirmed Toad would perform some cleanup work around the common areas. Rob and Eric had walked the area to identify the work required.

It was agreed markers would be installed along the sidewalks so the snow removal equipment would be able to clear snow from sidewalks.

It was agreed markers would be installed to mark all the “offsets” shown on the plat. Toad would drill the holes and place the posts. Jeremiah would identify the offsets and the location for the posts.

At 3:05 p.m. the meeting adjourned.

Prepared by Rob Harper
Toad Property Management