

**MINUTES OF ANNUAL MEETING
PIONEER PLAZA COMMERCIAL TOWNHOMES
ASSOCIATION, INC.
SEPTEMBER 12, 2013**

Angela Reeves of Toad Property Management, Inc. called the meeting to order at 4:00 p.m. She said owners of 7 lots were in attendance and 7 lots were represented on the phone, making a total of 14 lot owners represented at the meeting. She said notice of the meeting had been mailed on August 22, 2013.

Eric Roemer made a motion to approve the August 15, 2012 meeting minutes and Tim White seconded the motion and it was unanimously approved.

Angela Reeves said weed spraying failed to deal with the noxious weeds this year and it had been necessary to carry out extensive weed removal throughout Pioneer Plaza. Angela explained CB South had issued a first violation warning regarding the noxious weeds so weeds had been pulled and then the area sprayed. It was agreed the walkways and parking areas would be sprayed again in the Spring.

Angela Reeves said the 2013/14 draft budget kept dues at the 2012/13 level. A short discussion followed regarding the current dues structure and the advantages and disadvantages of reducing the dues further. After discussion Rich Saperstein made a motion to approve the draft 2013/14 Budget as distributed. Eric Roemer seconded the motion and it was unanimously approved.

Dom Eymere, of Crested Butte South POA joined the meeting and said CB South POA had been reviewing their 2005 Commercial Area Master Plan and wanted to continue to plan for community and business development. Dom said there was a house under construction which was approved for future operation as a Bed and Breakfast. Dom said the vacant land adjoining Pioneer Plaza would be subject to the Special Area Regulation review and Dom suggested a CB South road running between Pioneer Plaza and the adjoining commercial land would be a benefit. Eric Roemer said Pioneer Plaza would be open to discussion about CB South maintaining a road between the two properties.

Angela explained Eric Roemer was willing to continue for an additional three year term on the Board. There were no other nominations and Eric Roemer was unanimously appointed as a Director for a three year term.

The following elections were unanimously approved:

President	Eric Roemer
Vice President	Rich Saperstein
Secretary / Treasurer	Tim White

The meeting adjourned at 4:30 p.m.

Prepared by Angela H. Reeves
Toad Property Management, Inc.