

Pioneer Ridge Owners Association

Meeting Minutes March 11, 2025

Post Falls Library

Member present- Dennis Beaver- President
Donna Browne- Secretary
Ben Browne- Board member
Logan Creighton- Board member
Deanna Hughes- Excel Property Management
Kevin McGuire

Meeting was called to order.

Minutes from October 8, 2024 were presented. Dennis made a motion to approve, Logan seconded the motion.

Financial statements from February 2025 were presented. Donna made a motion to approve, Dennis seconded the motion.

2024 Taxes were completed and checks were signed.

Fence replacement quote \$48 to \$52 per linear foot.

Deanna attended judgement mediation. Some fees may have been removed in some cases but the amounts due to homeowners dues and fines were not.

There are 53 Outstanding dues owing for 2025. Statements were sent out January 15, with second notices going out the first part of March, and Final notices will be sent in April.

Twelve liens were placed on properties.

For the Dues through 2024, there are twelve owners that owe dues. No owners are making payments with no liens. There are 8 owners with liens only and 1 is making payments. There are 4 owners with judgments with 0 making payments.

Building Grounds will give a quote for 2025. Deanna stated there won't be an increase this year. We will also get a quote for sprinkler service from them. Water Wizards has been servicing the sprinklers and Terry is no longer there, he retired. Service has not been the same.

Kevin McGuire came in to talk about his weeds on the side yard that he received a violation notice for. He has had some difficulty getting the weeds under control. The property is on a hillside and also has some bees nests that have made it challenging. He asked for some leniency as he is working on it and he will get his yard to meet satisfaction. The board agreed to dismiss his violation. He expressed interest in attending future HOA meetings.

Brahma Ct is still on the list for reseal or pave. Deanna put another call into the city to check on it.

Retaining Wall at Cavalry. Dennis will be doing more cleanup. Thank you Dennis.

503 Musket has plans for an addition. This was approved in emails by the board.

The 2025 Spring Newsletter will be mailed in April.

Next meeting will be April 8, 2025 at 5:30. Other dates will be May 13, September 16, October 14 and the AGM November 18th.

Donna asked about the decision about the insurance for the HOA. It was discussed in an email that the premiums increased. Deanna was going to call around to see if she could find something cheaper. It was determined that the rates went up everywhere and we would just pay the increase.

Meeting adjourned.