

Pioneer Ridge Home Owners Association
Meeting Minutes October 8,2024 at 6pm
Office of Excell Property Management

Member present- Dennis Beaver- President
Jeff Populus – Vice President
Donna Browne- Secretary
Ben Browne- Board member
Logan Creighton- Board member
Deanna Hughes- Excel Property Management

Meeting was called to order. Meeting was held at Excel Property Management office.

Meeting Minutes from Sept 17, 2024 were presented. Motion to approve made by Logan, seconded by Dennis

No Financial Statements were submitted as they were not available yet.

Deanna will call around and find us a room for the AGM. So far many have been very expensive. She had a couple more ideas and would let us know.

Budget for 2025 was presented. No increase is necessary. Logan made a motion to approve and Jeff seconded the motion. Logan asked if there was a way to get more interest on the balance the association has in the bank. Donna mentioned there may be restrictions since the association is no profit. Deanna will check into it. Also there is no bill from Water Wizards yet. Deanna mentioned that we received \$20,000 plus from a homeowner that refinanced and the bank paid off his lien. The owner had never paid dues.

Fence replacement budgeting is \$48 to \$52 per Linear foot.

There are 10 judgment cases filed. Some court dates have been set. Some of the people are paying that are in the judgment process.

Fifteen liens have been placed on properties.

Through 2024 There are 18 Owners that owe dues. Two are making payments with no liens. One owner not making payment without a lien. Fifteen owners with liens only with 2 of those making payments. Zero owners with judgments with zero making payments.

Building Grounds and additional landscaping quotes will be coming for 2025.

Water Wizards will be doing sprinkler blowouts.

The board discussed violation notices. They reviewed the emails from 2720 Rawhide Ridge. The person did not come to the meeting. The board will proceed as planned. Donna brought phone number of Alk in Post Falls (208)777-3340 for property owner. They will remove wasp and bee nests in spring and earlier in year. Information given to Deanna for future news letter information

The board discussed the fence at 617 W Lariat Ct. Deanna advised the board of her visit. It appears it will be within code. Donna made a motion to approve and Dennis seconded the motion.

Brama Ct paving is still on the list with the city.

No pins were found at the Cavalry Chase location regarding the retaining wall. No information was found on who built the retaining wall. No action will be taken at this point.

Fall News letter was reviewed.

AGM location has not been set yet, Deanna will call around for a location.

Deanna let the board know that Quickbooks quit, this is what we have been using. We are still using it but eventually we may have to change

Next meeting date is November 12, 2024

Meeting adjourned.