

Pioneer Ridge Owners Association

Meeting Minutes April 8, 2025

5:30 PM Post Falls Library

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

Meeting was called to order.

Minutes from March 11, 2025 were presented. Dennis made a motion to approve, Jeff seconded the motion.

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

Deanna is having problems with quickbooks which she has used for years. We may have to find another program to replace it.

Fence Replacement quote budgeting \$48 to \$52 per linear ft.

2025 liens will be placed at the end of April.

There are 30 outstanding dues for 2025 year only. 11 liens will be placed on properties.

There are 11 owners that owe dues through [2024](#).

3 owners are not making payments and do not have liens.

4 owners have liens only, and only 1 is making payments.

4 owners have judgments and 0 of those owners are making payments.

Per Deanna there may be one more making payments soon.

Building Grounds quote for 2025 was approved. Building Grounds are turning sprinklers on.

Per City, Brahma Court now might not be repaved. Correspondence from City of post falls indicates there is low traffic and still in stable condition.

12 Properties were mailed notices of violations. Deanna informed the board that the laws in Idaho have changed and there is no requirement to send out warning letters. If a homeowner received a fine of \$150 and corrected the situation within 30 days the fine could be reversed. Also if the board did not want to issue the violation that fine would be removed. This was per her conversation with an attorney.

The board approved issuing fines for the 12 Properties Listed Below.

50 fence sections to be replaced in 2025.

There was discussion on the Retaining wall at 708 Cavalry. The board is unsure who put it in or who it belongs to.

Dennis is going to trim more trees and do garbage clean up.

There was some discussion about a golf cart and other motorized vehicles in the grassy swale and driving around the neighborhood.

Spring Newsletter was reviewed and will be mailed out April 2025

Next meeting will be May 13, 2025 at 5:30 at the Post Falls Library.

Meeting Adjourned.

Violation List:

Pioneer Ridge Violation February Spreadsheet March 7, 2025 Drive Through Violations	Owner	Fine Charge	Offence Charge	Offence			
2515 N. Stagecoach Drive	Joshua Day	\$150	3rd	Expired Tabs			
2755 N. Rawhide Ridge Road	Mathew & Terah Simpson	\$150	3rd	Boat			
2875 N. Rawhide Ridge Road	Shawn Ward & Hannah Millard	\$25 Admin Fee	2nd Notice	Too Many Vehicles, Debris Alongside Garage			
3080 N. Stagecoach Drive	Marvin & Melinda Lickfold	\$150	3rd	Camp Trailer			
504 Appaloosa	Randy & Shelley Hautala	\$25 Admin Fee	2nd Notice	Camp Trailer			
505 Appaloosa	Terry & Carole Carr	\$25 Admin Fee	2nd Notice	Toys for Tots Trailer on street			
580 Bridle	Richard & Aubrey Oates	\$150	3rd	Camp Trailer			
585 Bridle	Robert & Emily Steele	\$25 Admin Fee	2nd Notice	Camp Trailer			
620 Bridle	Laural Harrington	\$150	3rd	Camp Trailer			
700 Bridle	Andrew Steiner & Suzanne Berger	\$150	3rd	Utility Trailer			
715 Bridle	Steve & Kristin Liberty	\$150	3rd	Utility Trailer			
770 Bridle	Thomas & Summer Johnson	\$25 Admin Fee	2nd Notice	Camp Trailer			