

Pioneer Ridge Owners Association Annual General Meeting – Minutes November 14, 2022 at 6:30 PM

Call Meeting to Order – Introduction of Board

Dennis Beaver – President

Jeff Populus – Vice President

Megan Mezin – Treasurer

Logan Creighton – Secretary – Not Present

Donna Browne – Board Member

Ben Browne – Board Member

Property Manager

Deanna Hughes – Ex-cell Property Management

Meeting Minutes – Approval of November 9, 2022 – AGM Minutes
1st/LeLea and 2nd/Dennis

Financials

- Current Liens on Properties = 6 Properties
- Small Claims Court Actions – Judgements on = 1 Properties

Review of past due accounts

- Number of properties past due = 10
- Number of properties under monthly payments = 3
- Number of properties not paying = 7
- Judgements that Need Filed = 3

CCR – Violation Enforcement

- Letters sent
- Fines issued
- Garbage Cans

A discussion was held on the side yards of the properties in the sub-division. It was discussed that in some cases they are looking overgrown with weeds and grass growing through the rocks. It was discussed enforcing the cleanup of these areas. A discussion was had on what is considered grass and what is considered a weed. The Board Discussed how they had increased the fines last year by doubling the fines with each additional violation,

Code Enforcement - Post Falls Police Department

- Properties referred directly to PFPD - effectively handled

A discussion was had on calling the City for specific violations such as broken-down cars and high weeds etc. because they are able to issue and collect fines easier than the HOA is.

It was stated that the Post Falls Code Enforcement is always very responsive and helpful.

Newsletters

- Sent out in Spring and Fall with lots of great information, to include important dates to put in your calendars, issues that have been addressed and issues that need addressed.

Additional Items for Discussion:

- Welcome Packages for New Homeowners are sent out with community information and trash days etc.
- Trees/Shrubs and Bushes on Fence a letter was sent out to homeowners to cut the branches off the fences. It stated that if they did not cut their trees back the HOA would have to proceed to cut them back and send them a bill. They are responsible for their own trees.
- Sections of Fence Being Replaced Yearly – It was discussed that section of Post need replaced along Poleline. The Board informed the homeowners that they are replacing sections in a row now not jumping all over the place.
- Sprinkler Company Hired to Maintain Sprinklers System in 2022 – The Board stated that the sprinkler heads were replaced to try and get better coverage.
- Overgrown Trees in Common Areas Cleaned Up – Dennis was thanked for cleaning up all of the overgrown trees. He informed everyone that low hanging branches encroaching on City sidewalks is a City violation.
- City of Post Falls Removed Lift Station on Cavalry
- Power Removed from Sprinkler Timer on Cavalry – Working with Avista to restore power to meter on Cavalry quoted around \$6,000 unless they can find another way. It was discussed that a solar or battery-operated sprinkler box can be installed in this area for much less.
 - Landscaping Will Be Need in Cavalry Swale in Spring of 2023 – New Ground Cover or grass is need in this area.
 - Community Contest For:
 - Christmas Decorations & Best Lawn Summer Contest – A discussion was had on community participation in these contests.

Board Approval – Building Structures/Fences

Requests submitted to Excell Property Management and reviewed.

The totem pole on Appaloosa was discussed and the Board informed everyone that they approved it.

2023 Community Garage Sale

It is advertised on Facebook Marketplace, Craigs List and the Nicklesworth.

Homeowner Association - dues

Budget - review

No Dues Increasing in 2023 – Will Remain at \$195 Per Year

Floor Open for Discussion

4 Wheelers in Green Space put in Newsletter for Homeowners to report to Post Falls Police.

Weed Control along the exterior fence line is not included in the Landscaping contract so it is only cleaned up when it is approved.

All City streetlights are being replaced with LED's

Meeting Adjourned – 7:35 PM