

Pioneer Ridge Owners Association
Meeting Minutes November 12, 2024 6:30 pm
American Legion Hall Post Falls

Member present- Dennis Beaver- President
Donna Browne- Secretary
Ben Browne- Board member
Logan Creighton- Board member
Deanna Hughes- Excel Property Management
David Mills 619 Lariat issues concerning HOA

Meeting was called to order.

Minutes from Nov 2, 2023 were presented. Dennis made a motion to approve, Ben seconded the motion.

There are 13 properties with current liens placed. Small claims actions were taken on 6 properties with judgements issued for the 6.

There are 17 properties that are past due. 4 are making monthly payments. There are 13 properties that are not paying. no judgements need to be filed.

Letters were sent for CCR violations. Garbage cans not being put away and weeds in side yards continue to be a problem.

The Post Falls Police Department continues to effectively handle properties referred to them.

Mike Bond presented information about a neighbor's property that had a chicken coop. He was not sure of what address the house was. Deanna will follow up with that situation.

The Newsletter is sent out in Spring and Fall with lots of great information, including dates for events and issues that have been or need to be addressed.

Deanna will try and cancel the paper for our neighborhood. Logan has tried to cancel his and been unsuccessful.

Sections of the fence are still being replaced yearly.

The Cavalry swale landscaping was completed in Spring 2024

All trees were cut off the fence. Dennis will trim trees in the swales that need it. Thank you Dennis for all the work you have done cleaning up the landscaped areas.

We are no longer doing any community contests for Christmas lighting or best yards.

The board reviews property changes such as construction for fences and building structures.

The community garage sale for 2024 had been changed to May 4 and 5th. Discussion to leave the dates the same or change them. No suggestions at this time.

The 2025 budget was reviewed. No changes to the dues, the premiums will remain at \$195. The last time there was an increase in dues was 2022.

Meeting adjourned.