

2023 ANNUAL MEETING MINUTES

Pioneer Village II Association

October 25, 2023, 10:00am – 3196 F/Patterson Rd (New Covenant Baptist Church)

The meeting was called to order by Mark Shoberg from HOA Services Inc at 10:07am.

In Attendance	Proxies	Management
Linda Esser		Mark Shoberg HOA
Mary Hermann		Manager
Josephine Shehorn		Annie Shoberg HOA
George & Virginia Grasman		Manager
Don Adair		
Donald McKelvey		
Craig Dillon	17 proxies	
Sandra Steely	received	
Cathy Harris		
Arthur Crawford		
Matthew Arnold		
Betty Stringer		
Beverly Green		
Ann Keim		
Nancy Hagerman		
James Beougher		

Units in arrears were removed from the eligible unit count. To achieve 53% for quorum, 29 units were needed. With 17 proxies received and owners from 17 units represented in person (34 units total), quorum was achieved.

Introductions

Mark Shoberg introduced himself as the HOA Manager.

Annie Shoberg introduced herself as an HOA Manager.

The Board introduced themselves:

Betty Stringer, HOA President

Nancy Hagerman, Secretary

Cathy Harris, Treasurer

Mary Hermann, Board Member

Approval of 2022 Minutes

2022 minutes were read aloud by Nancy.

There was a motion to approve the 2022 minutes.

First motion: Jo Shehorn

Second motion: Bill (George) Grassman

None opposed.

2022 minutes were approved and signed by Betty Stringer.

Old or New Business

Board

- Kathy Harris: Expenses for irrigation have been high. If money wasn't taken out of the CD, the HOA wouldn't have had enough money to take care of expenses. Kathy suggested that the HOA could turn off irrigation to save money. The solution is not ideal because the park would be lost unless domestic water is used. Each irrigation break costs thousands in repairs.
 - Membership discussion followed:
 - What would city water cost per year?
 - Special assessment was discussed, but expenses continue to rise
 - The park is an asset to the association
 - Fence repairs are an issue too. Typically, whoever got the facing side of the fence is generally the one who is likely responsible. What it comes down to is who is willing to repair it.
 - Current spending is \$20,500/year irrigation, landscaping, repairs combined (\$1,700/mo)
 - Management: Colorado legislators recommend xeriscaping, even if it's not aesthetically appealing. Initial upfront cost of xeriscaping is higher than 1 year of landscaping, however, it reduces future expense of \$20k/year (not including inflation).
 - Daily Sentinel reports 14% inflation, but local landscaping has seen 30% increase
 - Would lose green areas
 - Weed maintenance would be the future expense
 - Member: Is it possible to xeriscape grass but keep drips for trees?
 - Management: Yes, drip would run on city water. The HOA would need to add infrastructure. It could be 20 years before the HOA sees the return on the investment.
 - Member: At 80psi, is pressure a factor?
 - Management: It can be, but as systems age (this is one of the older, more unique systems in the valley), silt, snails, and crawdads run through the pipes and act as a sandpaper which erodes the pipes and causes the "glue" to break down over time.
 - Member: Can the HOA reline the pipes? \
 - Management: Relining is better for in-home plumbing, but the HOA lines are small (down to 1"), so it's cheaper to dig out.
 - Member: If xeriscaped, how do you remove leaves?
 - Management: Leaf blowers plus suction
 - Member: Green landscaping makes people happy.

- Management: Dues are at \$60/month. Similar associations are at \$215/month. These dues are lower than many others.
- Member: What about artificial turf?
 - Management: It's an option. The cost is in the neighborhood of \$50k. The project would require grading and has a life of 25-35 years. It's green year-round and would be paid off in 2.5 years. It requires a transition time period of dead grass. Some use drought-resistant clover in the mid-term.
- Member: Native plants can survive in xeriscaping.
- Member: Suggested using less water (once per week). Let the grass grow longer so less water is needed.
 - Management: That generally works until July, though it can leave inconsistent height across the grass.
- Member: How much would city water cost for common areas?
 - Management: It's expensive to use domestic water and it takes a decade or two to recoup the expense. It may require a tap to be installed which can cost about \$15k+. The HOA would need to add lines. The HOA may need to change the pump to a turbine. For reference, another association pays \$76k/year for Clifton water.
- Management: The HOA could send a ballot to see if people have an interest in xeriscaping or not
- Management: The current schedule is to water 3x/week (Tues, Thurs, Sat) at night. It could be adjusted to 2x/week; though it could be an issue in July. There's no meter to judge water use through irrigation. The HOA is allowed to take from the headgate. The current expense is maintenance and repairs, not irrigation water.
- Board: This is not an issue we'll solve today, but members are encouraged to put some thought into it.

Members

- Kids were throwing items over the fence near the RV spaces. Owners will add barbed wire. The Board approved it in the corner area of RV parking.

Discussion: 2023 Budget Review

Board: The budget is necessary and inevitable.

Member: I pay yearly; I don't need a monthly statement.

Management: HOA Services is required by law to send paper statements unless members opt into paperless communications. If members would like to opt in, they can notify HOA Services. A sign up sheet was provided for members who attended the annual meeting. Digital communications save the HOA money.

Board: Dora says statements need to go out only if the member is in arrears.

A member discovered an error in the budget. HOA Services will amend the budget to reflect \$10,197.84 in the Actual/YTD column rather than the 2023 budget column.

There was a discussion about the budget for snow removal.

Management: Last year was an outlier, one of the snowiest on record. If snow removal funds are unused, they will stay in the operating fund. The current companies can do parking lots but not the common lots.

Action item: The board will provide the scope of work for snow removal. HOA Services will solicit bids for snow removal. During covid, vendors left the area, so there aren't many left that can plow areas of a significant size. Pyramid Construction has a lower cost than other vendors; they may be a good fit.

There was a motion to approve the budget for 2023 as drafted.

First: Kathy Harris

Second: Nancy Hagerman

3 opposed by proxy (none in person).

The 2023 budget was approved.

New dues are \$60/month, eff 1/1/23.

RV spots will remain at \$15. The HOA is still allowing the Beougher's to merge 2 RV lots together for \$25.

Elections

The HOA needs to elect 3 members for 2-year terms.

Bill Grassman and Josephine Shehorn were willing to serve. Angie Drake clarified that she will not be able to serve.

Bill Grassman self-nominated to serve on the board.

Motion: Bill Grassman

Second: Angie Drake

None opposed.

Bill Grassman was elected to the board.

Josephine Shehorn self-nominated to serve on the board.

Motion: Josephine Shehorn

Second: Nancy Hagerman

None opposed.

Josephine Shehorn was elected to the board.

Ann Keim self-nominated to serve on the board.

Motion: Ann Keim

Second: Betty Stringer

None opposed.

Ann Keim was elected to the board.

The board will determine which position each board member will hold.

Discussion on Community Priorities

- Nancy Hagerman presented a gift of appreciation to Betty Stringer for serving as President.
 - Betty and Mary stepped down from the board.
 - The board meets once per month.
 - The board is collecting emergency contacts. Please update the board if your emergency contact information has changed.
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Adjournment

With no further business to discuss, Mark Shoberg asked for a motion to adjourn the meeting at 10:57am.

Motion: Betty Stringer.

None opposed.

The meeting adjourned at 10:57am.

Signature

Date