

Pioneer Crossing HomeOwners Association

Annual Meeting Minutes - November 15, 2023

Manhattan School

1. Call to Order @ 5:00 - Confirm quorum of 30% not confirmed
 - SPP Introduction - Lindsay & Felicia
 - Board Introductions - Drew Waltee, Todd Lucier, Jeff Radick, Spencer Kreikemeier
 - How to get a quorum - Later start time? Hybrid? Zoom? Will weigh options for next year
2. Budget report presented by Saddle Peak Properties
 - Increase effective Q1 of 2024 to \$165
 - Instead of a general increase in the future can we add a separate assessment for specific items we are working towards saving (IE: \$165 charge for quarterly dues and an additional \$300 per lot per year as a separate line item for road maintenance)
 - Board is made of volunteers who may not be experts but just care enough to spend time looking at these issues. Potential reserve study could help us plan ahead and give us a better idea of where dues should be at and how much we should be saving.
 - Adding in each owner's driveway aprons to our snow route would result in a \$37 increase per quarter per lot. The Board does not choose to add this as an Association expense at this time.
 - Alpha Lawn and Snow who does your snow removal offers this service for \$5 per apron per house. Owners need to contact them directly to hire them if they are interested in this service. They ask that you contract them for the whole season, cannot jump in and out. [See Flyer Here](#)
 - The Association had paid for a weeding contract several years ago that expired this year and will save us \$11k next year as Alpha will have this in their contract and take care of this for us.
 - Bump up budgeted amount for legal fees? Necessary expense to protect Board and ARC
 - Insurance is very affordable right now - SPP just went out for bid
 - \$61k quoted for Ph1 roads crack repair and sealing, how do we prepare for that?
 - Road maintenance: Yellowstone Paving Solutions can provide a good/better/best estimate with different price points starting from most affordable up to most expensive with services included at those price points accordingly
 - Annual special assessment as separate line item from quarterly dues to prepare for that expense once we get that pricing and decide which route to go
 - Poll owners once we have more information
 - Can owners do more clean up (3 times a year with Spencer Kreikmeier supplementing spraying) to help cut some groundskeeping costs?
 - One community clean up day this year in 2023 and was very successful. Owners need to be prepared to sacrifice either financially or in sweat equity to keep the neighborhood nice and home values high.
3. Election of Officers
 - 1 seat up for election for upcoming 3 year term for BoD
 - 1 seat up for for upcoming 3 year term for ARC/DRC
 - If we get enough volunteers to have an election we will mail a ballot out since meeting did not have a quorum
 - Contact Felicia at SPP with any questions or if you are interested (see synopsis below)

4. Comments from owners/Open discussion

- Drive throughs have shown there are several lots that are still in need of sidewalks to be installed. SPP is working with those owners on getting those installed.
- Weeds grew quickly this year with how wet it was. SPP will be on top of watching homes who need to treat these and send notices early to stay on top of it.
- SPP drives through 2 times a month, if you notice covenant issues in the interim or issues with groundskeeping, snow removal, ect please report to SPP
- Alpha lawn and snow your main vendor with year round services, makes it very cohesive
- Armitage Electric is working on fixing a lot of the streetlights. SPP does not drive through at night so if you notice issues please report to felicia@saddlepeakproperties.com with cross streets/location.
- ARC to dig more into what verbiage they would like to adopt in regards to relaxing requirements for shed approvals. Vote on poll was pretty strongly in favor depending on what this meant exactly and what the new requirements would look like.
- Possibility to get a shared spreadsheet linked on website showing what projects have been applied for and approved?
"Address \ project description \ application status (pending, denied, approved)"
- Please bring up cans off street, especially during snow removal

5. Adjournment @ 6:10 PM

We are in need of volunteers to serve on the Pioneer Crossing HOA Board of Directors and Design/Architectural Review Committee. Both have 1 seat opening up for a 3 year term. If you are interested in serving on the Board of Directors or ARC/DRC please email a short biography by Fri, Nov 10 to felicia@saddlepeakproperties.com with a little information about yourself, why you're interested and what your qualifications are. Please contact our office if you want to know more about what the positions entail or if you have any other questions or concerns. We hope to send a ballot out ahead of the meeting and possibly even take a vote at the meeting if we get a quorum in attendance. The new Board of Directors chooses a replacement from the list of candidates for the open seat in the ARC/DRC.

Thank you to all those who are considering getting involved!