



PIONEER HILLS BOARD OF DIRECTORS MEETING

September 17, 2024, 6:00 PM

Parkside Village Retirement Resort and Via Internet, Zoom

MINUTES

DATE AND TIME

A meeting of the Pioneer Hills Owners Association Board of Directors was held on September 17, 2024, at 6:00 PM at Parkside Village Retirement Resort in Aurora, Colorado and via Internet ZOOM.

CALL TO ORDER/ESTABLISHMENT OF QUORUM

Kathy Deanda called the meeting to order at 6:04 pm. Directors present: Kathy Deanda (President), Jim Decker (Vice President), Jim Benedict (Secretary), Steve Johnston (Treasurer) and Joe Decker (Member at Large). Jim Benedict established the quorum.

Erin Kerr (Executive Administrative Assistant) was present and captured the meeting minutes.

Homeowners were present both in person and via zoom.

APPROVAL OF PREVIOUS MEETING MINUTES

Upon motion by Joe Decker and second by Kathy Deanda, and upon unanimous vote of the board, the March 6, 2024, board meeting minutes were adopted and approved.

TOPICS PRESENTED TO HOMEOWNERS

REPORTS FROM COMMITTEES

Architecture and Maintenance

Kalynne Howell, chair of the committee, gave an overview of the committee's makeup and oversight. The committee reviews homeowner requests submitted through the architectural review form on the homeowner portal. These requests typically include home improvements and/or changes to the external areas of their properties. Requests are reviewed to ensure they meet the guidelines of our governing documents, and that homeowners have obtained the appropriate

permits or other information necessary to allow the committee to make an informed decision. Given the expertise of the committee, close attention is given to city codes, feasibility of the request, safety, neighbor impact and general aesthetics. The committee also helps with general maintenance issues reported by homeowners that are the responsibility of the HOA to correct. This may result in our bringing in another third-party contractor to make repairs or may be corrected by certified professionals within the AMC.

Current projects: scheduling of inspections with homeowners and R3NG to look at homes that were part of the Phase 1 roofing project. This effort is to note any repairs that need to be completed due to the roofing project. R3NG and/or other contractors will be engaged to complete the identified repairs. Attention is focused on radon systems, exhaust or dryer vents, gutter/metal work, missing siding, to name a few.

Concrete repairs: We are in the bid process for engaging contractors to fix trip hazards caused by broken and/or upheaval of concrete such as on the sidewalks located in the common areas. The community will be notified as to the next steps once we have received all bids.

Wetland Update

Jim Decker provided an update on the wetland's erosion issue. Entities involved include Cities of Aurora and Centennial, the State of Colorado, and the State Park System. Special thanks to Jim Benedict, Todd from DOLA and Victor, Amy and Doug who are on the Metro District Board and have been informing the new board regarding the wetland's erosion situation. The board has also been in contact with the Army Corps of Engineers in hopes of getting a better understanding as to what permission, if any, is needed to make alterations to mitigate the erosion situation. We also plan to seek legal counsel to determine how best to approach the varying government agencies that are stakeholders in the wetlands and/or are contributing to the excess storm water that is contributing to the problem.

Kathy Deanda added that while the erosion directly impacts many of our neighbors in N3, this issue impacts the community. Legal entities recommended by the Metro District Board specialize in these types of legal matters. We will begin with our Association Legal Firm to understand best, next steps.

Board Advisory (special projects)

Steve Johnston, director overseeing the committee, communicated that this board is an ad-hoc for special projects. They have had one meeting and the current focus is on other potential insurance options that may help with lowering the HOA fees quickly.

Budget and Fundraising

Steve Johnston, director overseeing the committee communicated that the committee includes five members and there has been no chair appointed. The committee consists

of homeowners who have a financial or budgeting background. Thus far, they have been engaged in preparing the financials for board review. Once completed they will be available on the Pioneer Hills website. The 2025 budget should be ready for board review within the next 30 days.

Governing Documents

Jim Benedict, director overseeing the committee, stated the committee has nothing to report at this time.

Landscape

Vicki Keevak, chair of the committee, reviewed the current focus of the committee. The next meeting will be Wednesday, September 25, 2024, at the playground where they will meet and walk various areas of the community to understand the scope of the projects they will be focused on for next year. These projects will include improving the neighborhood 1 entrance off Chambers Road and juniper removal to address required fire mitigation behind the homes that back up to the wetlands. The committee will also help manage the All-Phase landscapers and snow removal for issues, but Vicki reinforced that all homeowners should continue to follow the normal process for reporting issues to Heidi. Feel free to copy Vicki or Kathy, on the email but the expectation is that Heidi will continue to be the main point of contact for All Phase and any issues homeowners are having as it pertains to irrigation issues or other concerns as it pertains to landscaping around the community. The committee is also in contact with SaveATree for a bid to consider spraying trees next spring to hopefully reduce beetle or other insect damage.

Kathy Deanda suggested that if homeowners have landscape requests to add trees, plants, or other items that fall under landscaping, please go to the homeowner portal, and enter an architectural request. It will be forwarded to the Landscape Committee.

Legislative and Ordinance

Jim Benedict, director overseeing the committee, stated there was nothing to report.

Parking

Joe Decker, director overseeing the committee, reported that there have been changes that impact how HOAs can enforce parking violations. As such the parking committee is waiting for directions from the board. In the meantime, homeowners are asked to respect the guest parking spaces. Parking on the aprons behind garages in neighborhood 3 and 4 is not permitted except for brief loading and unloading of vehicles to allow clear access of emergency vehicles, garbage collection and delivery trucks.

Pool

Joe Decker, director overseeing the committee, reported that the pool has been closed for the season. The committee will be cleaning up the area behind and around the pool before the weather gets too cold. Future efforts will be to finish painting the pool.

Social and Welcoming

Cheryl Johnston, chair of the committee, noted that the committee has met twice. Given the oversight of the committee such as social events, a newsletter, and a welcoming packet, the committee decided to change their name to Community Connection Committee (the CCC). The quarterly newsletter will hopefully be launching the initial version in October. The newsletter will include reminders or valuable information for the community to include upcoming events. The committee is also working on a virtual bulletin board where homeowners will be able to post items for sale or communicate things you need help with, such as shoveling or small repairs around the home. A welcome packet for new homeowners and renters will also be created by the committee which will include pertinent information such as when garbage and recycling is picked up, how to get a mailbox key or a pool fob and we are hopeful local businesses will donate coupons or discounts we can include in the packet. The group will continue to organize community events like Trunk or Treat, pinecone market at Christmas, International Night Dinner and look at other opportunities for even more events in the future. If you would like to join our committee, we would be happy to have you!

MANAGEMENT REPORT

Heidi Brown, Teleos Management Group. Not Present, no report.

DIRECTOR REPORT

President – Kathy Deanda

New Legal Firm Chosen- The board has chosen a new law firm to represent the association. After several RFPs were sent out to multiple law firms that specialize in HOA law, the board chose Western Law Group, LLC. After an extensive RFP process, the board chose Wester Law Group based on their thorough knowledge of HOA law and their support of community values. We will invite Gabriel and Carmen to a board meeting soon. Their initial focus will be to review our governing documents. Our neighborhood has changed a lot since the original documents were written.

Roofing Inspections- There have been significant issues discovered with homes that had roofs replaced during Phase 1 of the roofing project. Also, as noted in previous communications, we engaged a third-party inspector, Alliance, to look at several Phase 1 and Phase 2 homes. The expertise of this company is to help with large projects such as our roofing project. They do not install roofing nor are they general contractors. They are typically hired to come in before, during and after a project to ensure the community is paying fair market price for the work required, the work is done based on NRCA and at the end of the project that the work was completed as scoped in the original bid. They will inspect 10 buildings from Phase 1 and 10 buildings from Phase 2. Homeowners who had concerns with windows or other issues, your building will likely be included as one of the buildings they will inspect. Windows will also be included in the inspector's scope. Once the inspections are complete, they will issue a report that will be used to help the board with conversations with the insurance company and the contractor as well as help

us determine if the initial assessment was accurate when it was determined that all homes within neighborhood 3 and 4 required the replacement of all roofs with multiple windows needing repaired or replaced.

Alliance will be here the week of September 22, 2024. They will have a boom lift to allow for easier access to the roofs.

Vice President- Jim Decker noted that he has nothing to report.

Treasurer- Steve Johnston

Finances The board has been reviewing the financials for the first 6 months. Work continues with Teleos accounting to make some minor adjustments which are expected to be wrapped up and presented to the board within the next few weeks. Once approved by the board, financials will be available on the website.

Special Assessments. Homeowners who are making monthly payments should continue to do so until you hear differently from the board. There are about 25 homeowners that have not set up a payment plan or paid the special assessment. The board will be following up with those homeowners.

HOA Dues. The reduction of the \$320 a month additional monthly assessment everyone started paying June 1, 2024, is contingent on a few things, primarily the roof inspector's report. As mentioned, the results of the inspection will allow us to engage with Great American to propose a plan for closing the open claim. We have talked with other insurance companies who have confirmed that once the claim is closed, we should be able to obtain a more reasonable policy premium.

Another option is to consider a buy-down of the current 10% interest rate to 5%. This appears to be an expensive option and not likely something we would pursue. We have contacted other HOA communities paying homeowners' insurance like a single-family home policy. There are several pros and cons for that option and would not likely be possible for both neighborhoods 3 and 4 given neighborhood 3 has several "party walls" vs the paired homes that only have one "party wall". Any changes to how the master policy covers the townhomes and paired homes would require a vote of all homeowners.

Reserve Funds. Reserves funds that were used to pay R3NG prior to the collection of any special assessments should be reflected in the reserves by the end of September. This suggests that the reserve funds should be back to where they were last year plus monthly funds that are collected for that purpose. Future reports will provide more clarity about how reserve funds are being allocated.

Over the past year, the association has earned \$15,000 based on CDs that pay a higher interest rate. This is another financial benefit for the community.

Secretary- Jim Benedict – Nothing to Report.

At Large- Joe Decker – Nothing to Report.

OLD BUSINESS

Funding/Budget for large projects - Elaborating on the AMC report out, during the 2025 budget work, we will consider funds for urgent concrete work. Besides getting contractor bids, we also need clarity on which concrete repairs are the HOA responsibility and which are the individual homeowner's responsibility. There are other large expenses that need attention as well, such as painting townhomes and paired homes. Homeowners are encouraged to look for neighborhood improvement grants which would allow for this work to be completed much more quickly.

NEW BUSINESS

Two director terms are up for reelection in November: Neighborhood 1 and the At-Large position. Only Neighborhood 1 homeowners can nominate themselves for the neighborhood 1 position, the at-large can be held by anyone within the community.

HOMEOWNER FORUM

Homeowner 1- This question is for Jim Decker about the wetlands. I don't know if this is a metro district board issue. It's more of a storm runoff issue. I'm on board to engage a lawyer. I was wondering, are we reaching out to the right people?

Jim: Every step of the way we are learning. But no, the board has not reached out beyond the Metro District and legal. We are making a list of who we need to be working with. It's Aurora, Centennial, Colorado, the Army Corps of Engineers and more. That is why we have been highly advised to have legal support.

Darrell Lyons (Homeowner): I have 2 questions. If you paid your assessment in full or a portion of it and then things change with the overall cost to replace all the roofs and/or some roofs don't need to be replaced, etc. what does that mean for those who have paid?

Kathy: The answer is we are not sure yet. At the end of the day if the total repair for neighborhood 3 and 4 is less than the assessed \$5 million, which is what it was then, yes, we would have to do a new assessment. This could potentially change the cost per home and then we'd have to figure out how to reimburse those that have paid too much. The report from Alliance may reflect that it is what it is. If that is the case, we would have to continue to collect the assessments and get the roofs replaced.

Darrell Lyons (Homeowner): To turn onto Chambers out of our subdivision, you are risking your life. I see accidents at least once a month. Is that something we can go to and complain to the city of Centennial or Aurora and have them put in a light? The problem is that when the light at Bellview is green and the light at Crestline Dr (Piney Creek) is green people are coming through over 60 mph.

Jim Benedict: This is an old issue; it goes back 10 years. The big problem is the lights at Crestline Avenue and Chambers and at Belleview and Chambers are timed to enable good traffic flow. To throw another light in there, national traffic study history has shown,

causes people to speed more in order to make the next light. The city is aware of the issue. Since my wife Kathy and I have lived here there have been 5 fatal accidents on that curve. The city has done traffic studies and at this point in time, given the amount of traffic, that intersection was really not in the cards for a traffic light.

Susie (Homeowner): How about they put in a turning lane, just for turning. Take out some of the extra area by the road.

Kathy: For those on Zoom who may not have heard: Susie asked why we can't put in a turning lane, so people don't hit you from behind as your trying to turn. I think there is something we can try to do given the addition of more people in all the neighborhoods around us, we should address again. Leaving a policeman out there for 3 days is not a long-term answer.

Vicki (Homeowner): Maybe flashing yellow lights?

Susie (Homeowner): A sign that says blind turn?

Vicki (Homeowner): Get a committee together to keep this topic going.

Kathy: The committee should fall under legislative and ordinance. Jim Benedict oversees that committee.

Jim Benedict: Adding to the complexity, the City of Aurora is responsible for traffic, maintenance and patrol on Chambers, but Centennial is on the other side of the current traffic lights and would necessarily have a weigh in on any traffic mitigations. I will turn this request in to Access Aurora.

Kathy: I think we should address this often every few months or so. It's a great effort for your (Jim's) committee. If you are interested in helping with this effort, please see Jim and sign up for the Legislation and Ordinance Committee. Sign-up sheets for all committees are available after the meeting.

Kathy: There being no other questions or comments from homeowners, Carol, would you like to tell us what is next?

Carol (Homeowner): We are going to have cake. Four of us who live on Poundstone Dr wanted to do something special for the new board as a thank you for all the work they have put into the community. We had hoped for a community potluck, but it was too difficult to schedule before the pool closed.

Kathy: Thank you so much for doing this. The board does appreciate all the support we have received from everyone within the community. If you are on Zoom and didn't realize there was cake, we are not that far away. Please come down and join us.

ADJOURNMENT

Kathy Deanda announced the next meeting will be the annual meeting and will be held on November 19, 2024, at 6:00 PM at Parkside Village Retirement Resort and via ZOOM. There

being no further business to come before the Board at this time, the Pioneer Hills Owners Association Board Meeting was adjourned at 7:02 PM.