

**Pioneer Trails Home Owners Association**  
**Board Meeting Minutes**  
**September 14, 2021**

**A. Call to Order: Audrey Chamberlain at 7:07 pm**

Zoom meeting conducted due to continued closure of Hilton Lake Fire Department Community Room.

Introductions: Six Board Members and Eight Homeowners in attendance.

A quorum is established.

**B. Old Business:**

1. **Asphalt Trail work for 2021** – Steve Smith Chair

The trail repairs were completed for this budget cycle. In addition to the asphalt, the same crew was employed to apply crushed rock to shore up the trail edges for reasons of safety and drop-off erosion. If packing the rock becomes necessary, it will have to be determined how to avoid breaking the trails edge.

2. **Lift Station replacement on 125<sup>th</sup>**

No updates or proposals have been received.

3. **Basketball and Tennis court-** Tom Gish Chair

The basketball court re-surfacing needs research. Preliminary research indicates one quality possibility of a tile snap down system. Price range could run between \$12,000 and \$15,000, plus striping for BB.

*Tom- more research. Steve - BB surface measurements.*

Tennis court conclusion: Decision was reached to wait until spring, March or April, for a professional cleaning. Then two pickleball courts with orange lines could overlay the white tennis court layout. Each Pickleball line application estimated to be \$600 per court.

**C. New Business:**

1. **Garage Sale Dates-**

2021 Fall Sale on Last Saturday of September the 25<sup>th</sup>.

Motion was approved to move the Spring Garage sale to the third Saturday in May. 2022 Spring Sale will be Saturday May 21<sup>st</sup>.

2. **Perimeter Lake Pruning (August)**

This year's trim was reviewed and agreed to be well done, completed per contract. Typically, some residents have expressed concern for pets stepping on sticker bush clippings. It is given to our Property management to ask our grounds keeper to rake up trimmings thoroughly.

3. **Water run-off Drainage Ditch-** Tom Gish Chair

Drainage ditch work near Archbishop Murphy High School, was completed as required by County, waiting for sign-off by the County Inspector.

4. **On Going hazard tree work-** Ken Bemis Chair

Several trees posing danger to a homeowner were cut down. Recoverable lumber value for the logging returned to Pioneer Trails was \$1,700.

5. **ACC reports** – Audrey Chamberlain Chair

6. **Paint reports** – Deric Bloomingdale Chair

7. **Financials reviewed, Treasurer -Paul or Tom G.**

The Swale clearing drainage expense amounted to  $(\$5800 + \$2500) = \$8,300$

8. **Monthly site inspections / Community Self report violations**

July and August notices in work.

Regarding one home sale, the seller and buyer agreed to replace an unapproved plastic material rain cover with one that complies with the established rules.

**D. Other Business:**

The Board will meet on October 18<sup>th</sup> for budget planning meeting. Budget Ratification meeting will be December 7<sup>th</sup> 2021.

**Meeting adjourned at 8:15 pm**

Respectfully submitted, Secretary,



William Matheny, 9/22/2021

Approved by the Board of Directors:

9/24/2021