

**Pioneer Trails Homeowner Association**  
**Board Meeting Minutes**  
**July 6, 2021 7:00 p.m**

Call to Order: Audrey Chamberlain 7:05pm

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

Introductions: 8 Pioneer Trails homeowners and 6 Board members in attendance.

Old Business:

**Asphalt Trail work**

Repairs in progress. North and Southeast trails authorized. The test strip at 120<sup>th</sup> st was declared a loss. Steve and Tom confirmed the strip will be replaced with asphalt.

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

No new news. Audrey invited Ken Bemis to assist in reviewing with the board at time a proposal is made.

Basketball and Tennis court washing status

The Basketball court surface is in bad shape. Further discussion and plan required. It was suggested we attempt to clean the court with volunteer labor from PT residents, but we will evaluate this item further.

It was agreed to have Tennis court professionally cleaned next spring.

Proposal was made to add two pickle ball courts overlaying the tennis court. Removable nets will need to be reviewed – to be determined whether PTHOA will provide or homeowners to bring their own.

New Business:

Perimeter Lake Pruning (August)

We will be monitoring the progress, measured per our set specs.

On Going hazard tree work

Ken Bemis is directing this on-going work and monitoring our 2021 budget.

ACC Chair

While we have a monthly maintenance inspection, not all infractions to CCR's or guidelines can be seen during this inspection. PTHOA is a self-report community which means that if a homeowner sees a violation of CCR's or guidelines the homeowner can submit a complaint form located on the website or send an email to Tom Gish at [tgish@portgardnermgmt.com](mailto:tgish@portgardnermgmt.com) to have the violation reviewed and acted on by the board.

Hardie Board siding - One home recently approved for Hardie Board lap siding. Further study will be done to provide homeowners with Hardie Board that is acceptable replacement in PTHOA.

#### Paint Chair reports

Seven Paint requests have been approved.

One case where the fire chimney was painted black is rejected and under appeal.

Financials reviewed, Treasurer Paul or Tom G.

Trail repair budget for 2021 is \$25,00. The actual work was bid at \$30,000. The difference was approved.

Tom reports that the drainage flow to Archbishop is blocked causing flooding. Required maintenance approved.

Monthly site inspections / Community Self report violations

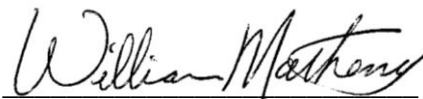
Letters for correction May and June are being mailed.

#### Other Business:

Laten branches from tree limbing is piling up, creating the issue of fire danger. It was recommended that we reach out to homeowners for volunteers to help clean up the tree branches.

**Meeting adjourned at 8:30pm**

Respectfully submitted, Secretary,



William Matheny, 7/14/2021

Approved by the Board of Directors:

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