

**PIONEER RIDGE COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
DECEMBER 2, 2009
JOHNSTOWN COMMUNITY CENTER**

Meeting was called to order at 7:40 PM

Attendance: Kelly Nichols – President
Robert Brisnehan – Ryland – Board Member
David Grant – Ryland – Board Member
Bernie Dymowski – Board Member
Paul B. Kingsolver – Board Member and Secretary
Vicki Peppers – Property Manager - BRE Real Estate

Board considered a letter from 5 homeowners requesting that they be allowed to dump their grass clippings out side their fences on the ridge to keep down the weeds. The Board determined that this could not be done but that if they distributed their clippings on ridge in a manner that it was not in piles or clumps and was not noticeable it could be done. It was reported that one homeowners that was dumping their grass clipping on the ridge, removed them when notified and found voles had take up residence under the clippings.

The Board considered a letter from a homeowner complaining about dead trees near her home. It was determined that the trees were not on Association property. The letter also had complaints about the Ryland advertising signs. President Nichols said she would handle for correction of this problem.

A dispute between to homeowners has been referred to the Board. The members of the Board decided to offer mediation to the parties.

The Board instructed the Property Manager to direct a letter to a homeowner about the ownership of a house at 2356 Black Duck.

The Board approved the contract submitted by Tom Sage and his company Colorado Greenbelt Management for the next two years.

Meeting was adjourned at 8:15 PM

Respectfully submitted,

Paul B. Kingsolver
Member and Secretary