

**PIONEER RIDGE COMMUNITY ASSOCIATION
MINUTES OF SPRING MEMBERS MEETING JUNE 16, 2010
AT JOHNSTOWN COMMUNITY CENTER**

In Attendance were:

David Grant – Ryland – Board Member
Bernie Dymowski – Board Member
Paul B. Kingsolver – Secretary of Board
Vicki Peppers – Property Manager - BRE Real Estate

HOMEOWNERS FORUM.

Homeowners Forum began at 6:07PM.

A Homeowner reported that a neighbor had written complaining of his having trash can out and his boat was in front of his house. He explained that he was using his trash can to perform work around the house and his trailer was only in front of his house when he was using it otherwise he stores it another location.

Another Homeowner was concerned about the trees between the back of the fence and County Road 17.

Embrie Borkovic, Chairman of the Landscaping Committee reported that the Association was replacing trees that had died. He stated the ash trees were being killed by the ash borer and maples were failing due to bad soil.

A Homeowner reported that Eaton Grove Nursery was offering a 5 year replacement policy on their trees if a root extender was applied. Tom Sage owner of Colorado Greenbelt Management, who has the contract with Association said he would check with the Nursery and see if would apply to the Association and the cost was manageable. Tom Sage also said he was having an arborist review the conditions of the trees.

If a homeowner has gravel between his fence and the sidewalk they are responsible to keeping the area weed free.

Homeowners asked about having safer access on CR 17 where the road narrows, just north of the railroad tracks to just two lanes and cannot accommodate pedestrians when 2 vehicles pass at the same time. Many people would like to be able walk to downtown Johnstown but consider it is too dangerous. It was suggested that homeowners could sign a petition requesting that something be done to correct the matter.

The homeowners were advised not to put trash on the ridge.

Embrie advised that Dave Allen, a homeowner would join him on the Landscaping Committee.

The Homeowners were advised that they should lock their cars when in the driveway or street and unattended should shut the garage door when not in the area.

A Homeowner asked is bus shelters be placed at two locations for the children who attend Pioneer

Ridge Elementary.

It was also asked if the 45 MPH speed sign on CR17 be moved further south as the cars and trucks state decelerating creating noise on the homes that back to CR17.

A complaint was made concerning weeds growing high at the south end of the subdivision. David Grant of Ryland said he will check to see has jurisdiction..

FINANCIAL REPORT:

Manager Vickie Peppers gave the financial report. She also reported that entry signs would be made to place at the entrances stating the the Subdivision is covenant controlled.

It was reported that Ryland will build up to CR 42 on the south end.

OTHER:

A homeowner asked about staining his fence.

It was reported that mud from a homeowner's house was covering the sidewalk near the postal box on White Wing.

ADJORNMENT;

The meeting as adjourned at 7:20PM

Respectfully Submitted:

Paul B. Kingsolver
Member and Secretary