

**PIONEER RIDGE COMMUNITY ASSOCIATION
MINUTES OF ANNUAL MEMBERS MEETING DECEMBER 2, 2009
AT JOHNSTOWN COMMUNITY CENTER**

Meeting was called to order at 6:05PM.

OPENING AND INTRODUCTIONS:

President Kelly Nichols opened the meeting calling roll of the the members of the Board.

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

PRESIDENT'S REPORT:

Kelly Nichols reported that the build out by Ryland was at 72%. When it reaches 75%, the homeowners will add an additional board member and the Ryland members will be reduced by one. Ryland members will remain on the Board until Ryland completes the full construction of Pioneer Ridge.

APPROVAL OF MINUTES OF PREVIOUS MEETINGS:

The minutes of the annual meeting of November 19, 2008 and the Spring Meeting May 27, 2009 were included in the packet mailed to all members. Motion made and seconded and passed to approve to the November 19, 2008 Annual Meeting.

COMMITTEE REPORTS:

Landscaping Committee: Tom Sage presented a slide show of the current green belts that are under the Associations control and reported on how it was maintained. He explained that the area is served by potable water which is more expensive that non-potable water and he is doing everything he can to keep the usage down including personally shutting of the sprinklers when it rains.. He has cleaned 90 % of the sprinkler nozzles in order to maximize the water use. He is also putting emphasis on cleaning up the south end of the subdivision. He reported that there was an infest of the ash borer and advised that it being sprayed to keep it under control. He advised that one of the reasons we were losing trees is that originally the trees planted in the subdivision were not seeded and grown in Colorado. He is replacing them with trees that are seeded and grown in Colorado. He reported that he was spraying the ponderosa pines because of aphids. He advised he has submitted bids for 2 years without any increase over the previous year. Tom also reported that the noxious weeds on the ridge area are under control by spraying 2-4-D herbicide.

Grounds Committee: Embrie Borkovic reported that the city had ditched the area across County Road 17 to help with the runoff coming from the east side of 17. He reported that difficulties in maintaining the Ridge was due to the unusually wet weather this last summer restricting the times that

the tractor could cut on ridge without causing damage to the landscape. He also reported that the play area in the park has a new surface and the equipment has been repaired or will be repaired. He also advised that the plants in the playground areas are being changed to be more conducive to that of a playground.

Social committee: No report.

Architectural Committee: A member reported that he had submitted a request for a patio cover and he had not received a response. Kelly Nichols explained how the request were handled between her office and the Architectural committee and she would investigate the matter.

Newsletter: Nothing to report.

Design Guidelines: Guidelines have been amended and copies given to all member. .

Neighborhood Watch: Nothing to report.

FINANCIAL REPORT:

Vicki Pepper gave financial report and budget for the coming year and answered questions from members.

Motion made and Seconded and approved by the members to accept the Report and Budget.

HOMEOWNER'S FORUM:

No one submitted request to speak.

Several items were discussed by the members. Complaint was made of the chip and seal surfacing of the streets in the Pioneer Ridge and the problems it caused. The matter of solar and heat pumps were discussed. President Kelly Nichols advised as of August 10, 2009 all new construction will have necessary wiring etc., to allow for installation solar etc. She advised that any addition of solar panels etc. will require approval of the Architectural Review Committee for the aesthetics. President Nichols also advised that Ryland was replacing or repairing their advertising signs around Pioneer Ridge.

ADJORNMENT;

The meeting as adjourned at 7:30PM

Respectfully Submitted:

Paul B. Kingsolver

Member and Secretary