

Pioneer Trails Homeowner Association  
Board Meeting Minutes  
May 4, 2021

Call to Order: Audrey Chamberlain 7:00pm

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

Introductions: Attendance- 10 Pioneer Trails homeowners on line, which includes the 6 Board members.

New board members at large- Michael Ball (Out of town), Deric Bloomingdale, Richard Paige  
Continuing Directors – Audrey Chamberlain, Steve Smith Paul Heneghan, Will Matheny

Old Business:

**Annual meeting minutes status-** Incomplete due to software technical problems.

**April Newsletter** – Received positive comments. Next publication in summer should announce the new fire department safety feature, homeowner house key lock box. Audrey will gather more information.

New Business:

**Silver Lake Water District Lift Station-**

A Water Lift Station proposed location was received for discussion purposes. Any purchase of property from Pioneer Trails Association would be a monetary windfall for PTHOA. According to Paul Heneghan, our treasurer, the income would be taxed at a flat rate of 30% on the net amount (after expenses).

**Review/approve trail asphalt work estimate-**

Steve and others walked the trails with the asphalt contractor, marking the areas to be included in their bid. Their bid came back at \$30,000. Our budget this year is \$25,000. The board accepted to supplement the additional \$5,000

There was discussion regarding the north trails asphalt breakage due to trucks and wet conditions damage. It was recommended to have the Asphalt contractor make repairs as they have appropriate equipment.

**Sport Court and Tennis court washing** (Steve volunteers with Pressure washers). It was recommended by Richard Paige that we rent the rotary brush type pressure scrubbing device so as not to damage the line markings.

It was agreed that the homeowner supplying water, be reimbursed a flat \$30 for hookup.

**New ACC Chair and process for submitting requests-**

Many issues for homeowners ACC requests complaints is that the rules are not administered uniformly. Of those arguable issues, most often they are associated with back yard and freedom of choice.

**Financials reviewed**

(Tom Gish, Paul Heneghan) Financials were reviewed by Tom and Paul

**Annual Picnic** – canceled due to ongoing risk of Covid-19.

**Monthly site inspections / owner process to report**

Site inspections are done monthly by Port Gardner Management Company. The purpose is to identify and correct any homes where frontage areas visible to the passing public are out of compliance, i.e., yard needs maintenance, house needs painting, roof needs cleaning, garbage left out front beyond garbage day et., If a homeowner becomes aware of additional areas that are out of compliance they may submit a complaint forms to Tom Gish at [tgish@portgardnermgmt.com](mailto:tgish@portgardnermgmt.com)

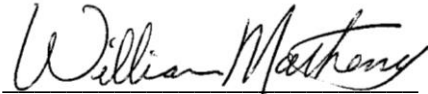
Other Business:

**Asphalt paving and repair** - Contracts should contain a stipulation covering “project completion” window.

**Test Patch at 120<sup>th</sup>**- This was an unsuccessful test strip that failed to hold up under normal foot traffic. Tom Gish will contact the company to have the material removed. Replacement with asphalt is to be negotiated.

**Meeting adjourned at 8:00pm**

Respectfully submitted, Secretary,



William Matheny, 05/09/2021

Approved by the Board of Directors:

9/14/2021