

Pioneer Trails Homeowners Association

2015 Annual Homeowners Meeting Minutes - Final

Date: March 10, 2015

Location: Silver Lake Baptist Church

Presiding Officer: Jim Addington
Board Members Present: Garth Williams, Bruce Meaker
Homeowners and guests present: Approximately 17
Port Gardner Property Management: Tom Gish

Purpose: The purpose of the Board of Directors is to make decisions for the overall benefit of Pioneer Trails homeowners.

7:05 p.m. - Meeting called to order

Establish Quorum

There must be at least a 10% representation (31) by the homeowners through attendance and proxy submittals. PGPM had received proxies for 27 by meeting time. The three board members and those homeowners in attendance established a quorum.

Approve Prior Annual Meeting Minutes

The draft February 6, 2014 Annual Meeting Minutes were read by Tom Gish. Garth Williams moved to approve. Jim Addington seconded. Motion passed.

2014 Accomplishments

Jim Addington reviewed the several accomplishments of the PTHA Board since the last annual meeting. These included:

- Changing Management Companies. This was lengthy process leading to the selection of Port Gardner Property Management for which the Board is to date very satisfied. Many thanks to the efforts of past board member Chris Kern for leading the effort in the selection process.
- Other accomplishments which were highlighted at the December 9, 2014 Board meeting were:
 - Removed dangerous trees from the greenspaces
 - Removed dangerous limbs in trees
 - Cleared paths
 - Removed unsightly stumps
 - Replaced one of the fountain pumps in Pioneer Lake
 - Completed the Entrance Signage and Landscaping
 - Maintained the Common Area Landscaping through contracted services
 - Filled and sealed the cracks on the private road surfaces
 - Provided for an Easter Egg hunt for PTHA kids

2015 Goals

Jim Addington reviewed the goals for the PTHA Board for the coming year:

- Finish the entrance lighting on the dividers at 125th and 122nd Place entrances
- Develop a new and improved website which will be more informational and interactive
- Seal the private roads as requested by the homeowners given that funds are available
- Paint the benches at various locations throughout
- Complete the green belt fix behind Garth William's residence

Pioneer Trails Homeowners Association – Meeting Minutes continued

2015 Board Election

The current board members who wish to continue for the next year are: Bruce Meaker, Garth Williams, and Audrey Chamberlain. Jim Addington and his wife, Rosy, have sold their home and will not be eligible to be on the Board as of March 19, 2015.

Jim Addington appealed for the homeowners present to join the Board which can have as many as 7 members. It is much easier to be a Board member with Tom Gish of Port Gardner as the Property Manager who is quietly handling the day to day issues as they arise. The Board's role is to oversee the expenditure of the funds in accordance with the budget. Andy Haymak then said he would agree to serve in an At-Large position.

Jim Addington moved that the slate of four members presented be approved to serve for the 2015 term. Bruce Meaker seconded the motion which was passed unanimously by voice vote of the members present.

Other Business

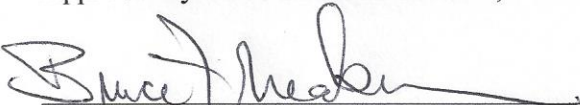
- a. Treasurer's Report – Bruce Meaker reviewed the finances of the Association as of January 31, 2015 and pronounced that dues collection is proceeding as expected and the Association finances are sound. Port Gardner has set up Operating and Reserve accounts with Community Association Bank with the dues collected from home owners for 2015. Bruce is working with Tom Gish to transfer the funds from the Chase and US Bank Accounts where the operating and road reserves are located. In accordance with the Investment Policy adopted in 2014, the current Reserves not needed for budgeted expenditures will be invested in 6 month Certificates of deposit for the remainder of 2015. Bruce Meaker will develop a detailed investment strategy with Tom Gish for Board Review by end of March.
- b. Minutes of the December 9, 2014 board meeting – Garth Williams moved to approve and Bruce Meaker seconded the motion which was passed by unanimous voice vote.

Meeting Adjourned: 7:45 p.m.

Respectfully Submitted,

Bruce Meaker, Secretary-Treasurer

Approved by the members on March 8, 2016


Bruce Meaker, Secretary-Treasurer