

Pioneer Trails Home Owners Association
2023 Budget Ratification Meeting
December 15, 2022

Meeting call to Order: After some technical issues using “Zoom”, order was established at 7:13 pm by Tom Gish HOA Property Manager.

Zoom style meeting was opened to all homeowners.

Introductions: Six Board Members and Fifteen on-line homeowners in attendance.

A quorum is present.

Meeting Agenda :

Welcome

2023 Budget Review and Ratification

Homeowners Q & A

Other Business

Next Meeting

A. New Business: overview

1. Welcome

Property Manager provided an overview of the Reserve study. These type of studies serve the purpose of determining how much to allocate and what items need to be funded.

As stated in this year’s On-Site study, our HOA Reserve funding strength is 51.6% meaning, there is medium risk against any special assessment. The Road funding is at 107% strength.

2. 2023 Budget Review and Ratification

To meet our financial obligation, a modest dues increase to the annual assessment of 3%, raising the dues to \$585 for the year 2023.

For the 61 homes on private roads, Road funding will increase by 43%, (\$143) per household to a total of \$728, as recommended by the Reserve study.

3. Homeowners Q & A

There was considerable questioning about the Road fund numbers. The obvious question was – What is driving this over funded item? Since the Road funding is greater than 100%, it seems no increase to the reserve would be required.

There was consensus by everyone is understand how the 43% figure was determined.

B. Other Business

Special ROAD Funding discussion meeting :

Board Member, Nora Bloomingdale was given the lead to find a volunteer from among the Road residents to participate in the Road budget formulation.

From Her meeting, stated below, that meeting resulted in agreement by the Board to form oversight during the budget working formulation.

Results : Nora's follow up Road budget meeting on December 19th to be included in this December 15 Budget meeting-

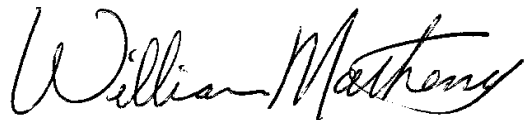
Community members who live on the private roads, and the PTHOA board attended tonight's meeting. Discussion focused on an additional review of proposed increased of the road fund for 2023. Results from the meeting include a 3% increase to the road fund for 2023, as well as future planning related to community members who are residents on the private roads will form a Road fund committee that will work with the PTHOA board.

C. Next HOA Meeting (FYI)

Homeowners Annual Membership Meeting - TBD March 2023

Meeting adjourned at 8:40 pm.

Original Meeting Date, Secretary:



William Matheny, 12/15/2022

Board Review:

1/06/2022