

**Pioneer Trails Home Owners Association  
Board Meeting Minutes  
June 2, 2022 Reviewed**

**Scheduled AGENDA Items:**

1. Silverlake Water District Lift Station proposal
2. Officer positions determined
3. Playchips to playgrounds – Play Creations in Burien Wa,
4. Community Benches
5. Tennis Court / Pickleball Court lines

**Meeting was called to Order: at 7:07 pm by Tom Gish (Property Manager)**

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

Introductions: Six Elected Board Members in attendance.

A quorum is established.

**A. Scheduled Agenda Items:**

**1. Silverlake Water District proposal:** Focal are Ken Bemis and Tom Gish

No proposal updates have been received from the Water District (WD).

Ken recommended things we will want to negotiate in our favor after the WD gives us their proposal. For example: there are some trees that are an asset as harvestable lumber, valued to be around \$1,700. PT would argue that this value rightfully belongs to Pioneer Trails (PT). The WD should harvest and remit the value to PT.

Additionally, if PT has to re-write its covenants, it would incur cost time and probably lawyers, to achieve a the required 60% approval of the Home Owners in the association. Tom has experience with the typical HOA behavior to achieve approval. Tom and Ken may have to seek lawyer interaction.

Goal: Compensation of \$5,000, plus logging market value.

**2. Officer positions determined:** The duly elected Board positions for this year are assigned by Board members willing to volunteer their personal time in service to the community.

The Board Member Officials for this year, 2022, are as follows:

<b>President-</b>	Steve Smith,	<b>Vice president-</b>	Richard Paige
<b>Secretary-</b>	Will Matheny	<b>Treasurer</b>	Deric Bloomingdale
<b>Members at large</b>			Michael Ball, Nora Bloomingdale

### **3. Playchips to playgrounds – Play Creations in Burien Wa,**

The delivery of playground chips was held up due to misunderstanding by the delivery crew about the ability to reach the play areas by “blow-in”. This needs to be resolved in light that it has been done in previous times. Richard Paige will communicate to Play Creations of past years success.

Play area containment beams are in bad condition in certain places. We will make temporary repairs until a future time when the boarder can be completely replaced. Michael Ball reminded us that we have 4 x 12 inch beams salvaged from the old bridge tear out to facilitate the temporary fix.

### **4. Community Benches**

A design team has been assembled :

Will Matheny, Michael, Steve Smith, Richard Paige

They will determine the details of replacing the old benches, with new low maintenance materials, featuring a bench seat back support. We have a bid under consideration from “Play Creations” in Burien Wa, for four units.

In addition, these new benches will be installed on cement pads. Tom Gish will contact a masonry specialists to secure a bid, and to schedule the contractor.

### **5. Tennis Court / Pickleball Court**

Pickle Ball is approved to be added to the tennis court. Four courts will be, superimposed over the tennis court lines as is commonly done to support addition of this very popular sport.

## **B. New Business:**

1. **ACC reports** – Steve Smith, Chair

2. **Paint reports** – Deric Bloomingdale, Chair

3. **Financial – Tom Gish**

The board was notified that two CD’s have reached their maturity dates. (See Balance Sheet report below) interest rates have typically falled below 1%. We have no immediate requirements pressing us for expenditure. It was agreed to seek better interest rates and with appropriate durations. Tom will work with Deric (Treasurer) to seek better terms.

## **C. Other Topics for Future Meetings:**

Community building ideas- Pickle Ball lessons, kids basket ball activities.

Communication- Email blast, web site publishing, news letter or a mix.

Sports field- continue the “no watering” policy.

Welcome committee- revisit its value in terms of face to face periodic visits.

Budget- Development issues. Two weeks notice ahead of Budget ratification all HOA meeting. “Reserve” items will be given top priority.

Develop a Projects list with estimated cost projection.

**Meeting adjourned at 8:58 pm.**

Respectfully submitted, Secretary, William Matheny  
William Matheny, 6/18/2022

Reviewed by the Board of Directors: 6/19/2022

Attachment: Asset list of current CD's

325 Pioneer Trails HOA

Balance Sheet

Posted 04/30/2022

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<b>Assets</b>	
<u>Cash</u>	
OPERATING ACCOUNT	148,770.86
<u>Total Cash</u>	<u>148,770.86</u>
<u>Replacement Reserves</u>	
CIT REPL CD 6119 06/07/23 .60%	35,707.46
CIT REPL CD 1515 06/07/22 .95%	35,784.66
<u>Total Replacement Reserves</u>	<u>71,492.12</u>
<u>Road Reserves</u>	
ROAD FUNDS SVGS - CIT	9,427.78
CIT ROAD CD 1513 06/07/22 .95%	74,432.31
<u>Total Road Reserves</u>	<u>83,860.09</u>