

Pioneer Trails Home Owners Association
Board Meeting Minutes
September 7, 2022 Reviewed

Meeting was called to Order: at 7:34 pm by Steve Smith, presiding HOA President.

Zoom style meeting open to all homeowners.

Introductions: Six Elected Board Members and Fifteen homeowners in attendance. A quorum is present.

A. Old Business :

1. Silver Lake Water District

Easement Purchase is completed. Settlement in our favor was negotiated to \$8500. That includes selected tree removal, lighting, water, and control revisions are part of the landscaping layout.

2. Hazardous tree removal

Ken Bemis continues managing our hazard tree removals.

3. Playchips to playgrounds

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 has been resolved and funds returned to Pioneer Trails. Richard Paige will continue to oversee this task with “Bark King”.

Play area containment beams are in bad condition in certain places. Temporary repairs have been made until a future time when the boarder can be completely replaced. Michael Ball and Will Matheny salvaged the 4” x 12” beams from the old bridge tear out to facilitate the temporary fix.

4. Tennis Court / Pickleball Court

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

5. Community Benches

The 5 new benches purchased from “Play Creations” in Burien Wa, has arrived in parts, requiring assembly. Tom Gish is searching for “In Ground” installers.

6. Garage Sale Date for 2022

Set date this fall is Saturday, September 24th.

Further discussion: It was thought that our annual HOA garage sale dates should be chosen to avoid competition with the larger Mill Creek event. As a matter of

practice, Tom Gish will team up with our neighboring HOA's to select dates that foster increased local interest and participation.

B. New Business:

1. Web Site Updating

Mona from Port Gardner has the task to provide a good format for Pioneer Trails residents. She will work with our Board to continue identifying “requirements”.

2. ACC (Architectural Control Committee)

The ACC’s job is to confirm that the proposed project is consistent with our CCR’s (Covenants, Conditions, Restrictions) The ACC will over see the work. It is recommended to have 5 participants.

3. Rules Committee

Some discussion aimed at some need to reform as well as need to recruit help from our residents. Describe the task then use the email “Blast” method seeking participants.

Establish a method whereby “New” and “Modern” Architectural materials can be instituted.

4. Sports Courts and Field

Basketball Court, Baseball/Soccer field, seeking owner input - reuse and upkeep.

Basketball court as it stands now, is in need of re-surfacing. Tom is researching. A tile system would cost between \$15,000 to \$17,000.

5. Financial – Tom Gish

Financial Review / Budgeting for 2023. The association’s Insurance went up, effecting our evolving 2023 budget.

6. Lake perimeter

Annual contracted Lake perimeter maintenance completed according to specifications.

C. Other Topics:

1. There was some discussion about enforcement of the rules. Our line of enforcement starts with some body reporting to Tom Gish, property management, that they identified a violation or that there is suspicion of a violation. Tom will become engaged with the homeowner to address the allegation. Next, there must be feedback to Tom that the condition has been remedied.
2. It was mentioned that there are a number of very tall Arborvitae in Pioneer Trails common. If such are identified soon, a late winter cutting is ideal. Likely, to get an even top cut some kind of lift machine would be needed.

3. For the record, Will Matheny wanted to repeat the idea of creating a new Division in the Trail Lake South/Soccer/Baseball field acreages. The idea was objected to by Ken Bemis due to some knowledge that the grounds are not “Plattable” [not allowed to build upon]. Discussion was dropped for a future Board meeting agenda.

Meeting adjourned at 8:44 pm.

Respectfully submitted, Secretary:



William Matheny, 9/15/2022

Reviewed by the Board of Directors:

9/21/2022

Reviewed