

**Pawnee Hills Community Association
Board of Directors Meeting
September 11, 2008**

Board Members Present: Tina O'Bryan, Pam Schultz, April Osborn, and Greg Brendlinger were present. Gail Brouillard was present, but showed up late. Sandy Perry was present as Treasurer.

Meeting was called to order at 7:08 p.m. Motion was made and passed to approve the agenda.

MINUTES:

Facility Coordinator Report - Cynthia

Cynthia: We have at least a year to take care of the pool issue with the exception of having to put a new cover over the main drain. It just has to be a domed cover and what this document from our attorney doesn't tell you is, there is a lot more criteria to who has to do this and one of them is depth and size of the pool and ours for now to satisfy the mandatory pool repairs in the letter from Mulvihill is that we just have to have a domed cover on it before we open next year but the rest of it is esthetics for now. There is nothing truly unsafe about the pool at this time. The pool person wouldn't go another year but it allows us a year to put aside enough money to do that. Now, as of this year, it is approximately \$40,000 if we want to do the pool cover that will save us, he says, about 70% on our heating. I don't believe that. That is rarely the case but it will save us a percentage of our heating bill to have a different cover and it is automatic so it won't be out there and cause a hazard the way it is now. It's a safer, more efficient cover and it will be automatic. But we can wait until 2010. We do not have to do that in 2009. That is the only thing I have really pending. We did get our first bid for the security cameras, etc. for this building. It was \$5,000.

Tina: Good to know.

Cynthia: Still getting bids for the siding and the gutters. I met with the gentleman who would have had his subs do it and they would have marked it up. He is going to put me in contact with his guys whom I am going to meet this Saturday instead of going through that company directly through his sub. His sub does have liability and all that. The first bid we got he already filled out his W-9 and liability insurance and the date on it actually does go through renewal period that will give us some time to make the decision but, keeping in mind that when we wait, those bids are usually only good for 30 days and then materials and whatnot go up.

Tina: Greg, do you have anybody?

Cynthia: Oh, and I need something from April. Could you get from John the exact materials he put on when he redid that door? He had to buy some. Where he got it and what the color—

April: The exterior door downstairs?

Cynthia: Yes, but I need the siding; where he got the siding and what color. Any information you can give me on that material will be greatly appreciated.

Sandy: We are going to go through the Workman's Comp audit the end of next week and I kind of whined and cried about certificates and liability and Workman's Comp stuff and I told her that a lot of these people don't have Workman's Comp because they don't have employees and on and on and on. And I said, "Is there something we are supposed to have them sign?" But she just e-mailed me back tonight about a website and she said that it is very tricky in Colorado so you may end up with another form to have them sign off, you know, like the certificate of liability. That is specifically for the Workman's Compensation but I will let you know. I just got the stuff.

Cynthia: Okay. But if you could pass that—because it will be John, right? That's really all we have this year, right?

Sandy: No, it is not for this year. It is like from this point forward.

Cynthia: Oh, okay.

Sandy: I think I whined and sniffled enough that maybe they will give us a break—

Cynthia: Good then.

Tina: Okay, anybody have anything else for Cynthia?

Pam: We don't know yet what that drain is going to cost? We don't have any idea, do we?

Cynthia: No.

Pam: Okay.

Cynthia: He said it is fairly minimal but-

Tina: It is the cover. It is the cover that we have to pay for and they have to install.

Cynthia: What we have now is a flat one and the half circle or whatever, the dome type does not have that great look to it and it is domed so there is distance between the actual pipe. Pawnee Hills will be fine to open next year but, you know, the pool is deteriorating. We probably cannot go another year.

Tina: Okay. Good to know. That is helpful.

Communications from Community Members:

Cynthia: We got a message that a homeowner has taken her jumps and standards home until the arena gets fixed. Apparently the sand is too deep for horses to use those jumps, so she is removing them until the arena gets fixed. The footing is too deep for jumping and she didn't

want somebody to get hurt and after she repairs and then stores them this winter, the arena settles, she is more than happy to bring them back in the spring. That's what she said.

Sandy: I didn't get any letters from community members.

Treasurer's Report: (Sandy)

The bank balances for the end of August 2008: Checking Account \$2,871.07, Savings Account \$709.17, Total Operating Account of \$3,830.24. Reserve Account \$11,611.27. Total funds \$15,441.51.

Listing of checks written and discussed. Motion to approve bills as read passed.

Architecture Control Committee (ACC) – Pete Smilanic. No report.

Activities Committee - Karlene Herbrand. No report.

Directory – Tina O'Bryan. No report.

Equestrian - RC Cuellar. No report.

Newsletter – Susan Laessig

Pam: Susan Laessig called me today and she said she has to have everything in the next couple of days because she is leaving town. So anything you have for her she has to have.

Tina: Anybody have any suggestions to put in there?

April: Well, I was hoping to put in a notice about this meeting coming up on the 7th regarding the Water Adjudication.

Nominating and Welcoming – Pam Schultz. No report.

Website – Sandy Perry.

Tina: We are okay with the information regarding the water adjudication going into the newsletter, am I correct? Then are we okay with it going on the website? A yes or no? Because we are going to go one direction or the other.

Greg: Let's do it.

Tina: Okay?

Okay.

Tina: Then please make sure we have April as the contact.

Sandy: Okay, and I'm just going to put in a link like on the side that says, you know, water adjudication, and you go there and then from there if you could write just a little intro paragraph

and I have one button for Colorado water, one button for the other legal firm. So is it up to April's discretion then? I mean, if April walks up to me with three other pages from a third law firm or something to be able to post that or do we have to wait for another Board meeting to get it approved?

Tina: No, I think that the more information the better.

Gail: I totally agree with that.

Tina: Yeah, if you're in doubt on something then either call us or don't put it in.

April: Well, I've said from the very beginning that I'm not going to render my opinion about anything and try to sway anybody else's opinion about what to do until we all—

Gail: Have the facts.

April: Just so you know, Gary Crosby from Petrock and Fendel will come. I asked him to come at about a quarter after 7:00. I said 7:00 for the meeting hoping that anybody who wanted to come in here and we could come up with some questions to ask them so that everybody is kind of on the same page and I also wanted to reaffirm that no, the Board is not endorsing this man who is coming to speak, you know, that this is just for information gathering and, you know—

Gail: It's good that you mention that because my husband came in and said to me, "Well, the Board isn't endorsing something."

Tina: Well, we are not endorsing that particular company. We are not endorsing any company right now.

Pam: Was that tonight?

Gail: No, no. It was a couple of nights ago he came in telling me and I said I don't think the Board said anything about endorsing one way or the other but he misread or picked something up somewhere.

April: I put the sign up at the mail house that we are either endorsing or not endorsing a company at this time. It is just, we need more information, period.

Tina: Okay. If you guys think that I'm rushing this meeting, I am because we have to get this budget done and it is not going to be pretty and I don't want to be here until midnight. So, I'm going to jump right into you guys. I guess you guys wanted to talk about the arena but before I do, I want to read this to you. It was an e-mail that was sent to me from RC and then I also talked to her while she was on her way to the airport tonight because I want your opinion on this. I think it kind of ties with where you are going. It says: "Tina, last night I had a demo of the Parma arena groomer. We had a few people there including Jeff, the Burdzinskis, and a third neutral party that didn't have anything to gain by giving his opinion on the way the arena groomer worked. We all agree that the groomer was an ideal way to maintain the arena. I

spoke to Jeff Minion about the tool. He felt that if the Association wanted the tool used which he said he felt it was the best product out there for the money, he would purchase the arena groomer but then he would charge the Association more money to maintain the arena. I didn't think this was the direction we wanted to go. I went ahead and purchased the tool at my expense. I will commit to the Association for a period of 17 months to maintain the arena with a suitable tractor and the arena groomer for the cost of the fuel only. This time period will end 12/2009. I can do this thanks to the community volunteers that are willing to donate their tractors. At the end of the year 2009, the Association will have to consider how to maintain the arena and if they would like to purchase the groomer from me. I will have a receipt and will charge the Association no interest or additional fees to purchase the groomer. I feel I can work it into the budget so the Association will have the funds to purchase the tool from me at the end of that period. It is important that Jeff Minion be notified that he shouldn't be working the arena any longer effective immediately. He and I talked last night and I think he understands that I am donating my time and efforts to make the arena work for everyone and not that anyone was unhappy with his services. I would like to address the Board at the next meeting about the great progress being made at the arena." Then I spoke with her tonight and—

Gail: Did she say how much it was?

Tina: \$1,900. And so she called me and she said, "Well, I can't make the meeting but I want to make sure that the Board understands that I am going to do this until the end of 2009 and make sure that the Board is going to purchase this thing from me at that time." And I said, "First of all, I cannot guarantee that the Board is going to purchase this thing at the end of the year" and I said I am only one member. The rest of the Board members have to look this over and that even at the end of the year and we look at it and it would be contingent on something not being broke or that it is still working and I told her that even if this Board said, "Yeah, we will go ahead and buy it at the end of the year," we have a whole new Board, you know, we have got three Board members being voted in January of 2009 and they may turn around at the end of the year and go, "Who did this?" It is kind of like, I don't want to punish the future Board for the sins of the past Board. So, Jeff, I would love to hear what you have got to say because I will tell you, as much as I think that that this might be a good deal – I need to hear from someone that has been taking care of the barn, arena and everything for years.

Jeff: I did say that I would probably charge more. I used to charge \$42.00 to do the round pen and the arena and then when we were running out of money I went back to my original fee of 35 bucks and I will go buy the eight foot Parma myself. When I looked at the eight footer from the guy who was selling them, I asked, "Did RC buy that?" And he said yes. I said, "Well, then I don't really need to buy one then." So I was ready to purchase one and I would charge the Board the same amount of \$35.00. I'm not going to do it for free —

Tina: No, we understand.

Jeff: What you will realize is when she has to change the oil on the tractor, the 11 gallons that come out of the transfer case.

Pam: She doesn't have a tractor.

Gail: No. She is using everybody else's.

Jeff: So basically, she is going to borrow other homeowner's tractors? Then she is basically saying she will do it for \$2.00 a time because that is about the amount of fuel, a half a gallon. It's the wear and tear on your tractor that kills you.

Greg: Oh yeah.

Jeff: I don't think it is right for the Board to buy tools so I charge the association for doing the work. I, as a homeowner would say, "That's goofy." It would be just like, do you own a lawnmower that mows the grass here?

Tina: Yeah, we own a lawnmower.

Jeff: Yeah, I don't get that. So we're paying me—the Board was paying me to do it. I was using my own equipment.

Tina: Absolutely.

Jeff: Isn't that what contract labor is?

Pam: Jeff, are you saying that you were going to go ahead and buy the tool and charge us the same rate?

Jeff: Yeah, I would do the round pen and the arena for 35 bucks.

Tina: Okay—

Jeff: Now if I mowed it, I would charge \$35.00 an hour and I would have to look at my old invoices and then when I'd walk around with my trimmer, I was charging the Board \$15.00 an hour. So I wasn't—

Tina: You are not gouging us, for sure. Okay, let me ask you this; my concern is that what she is saying is what you are doing now on the arena and, please know, I have no idea what I am talking about when I am talking horses or arenas or footing or anything like that. She was saying that you were—the equipment that you were using and still are using, it is messing it up. It is ruining the \$5,000 we put into it so what she said she had to do is, like, you are packing it down and then she takes this little happy tool and goes around and then fixes whatever you did.

Jeff: I'm here because of that. I came here because this is just like it was—you were actually on the Board the last time we did it, Tina?

Tina: Um-hmm.

Jeff: I can't remember how long ago. All the people started saying their horses went lame and it was way too deep and now it is pretty close to seven inches deep.

Tina: And I thought that we had agreed on—it was going to be like a happy medium. Not too much and then I thought there was going to be like some settling happening.

Sandy: It is supposed to be 2 inches.

Jeff: Well, that's not true.

April: Diane, didn't you say that in some spots it was like two inches and then other spots it was seven inches?

Diane: We had a ruler down there and just sporadically measured it and the deepest part was seven and a half inches and in the shallow part it was three which, according to all of the data from the internet that we found based on all the types of riding horses, basically anyone with the exception of a barrel horse and that arena is really too small to be doing those types of activities anyway.

Tina: Okay, now, I thought that had something to do with the drainage part of it so is that why it is deeper in certain areas and not in others? Is it because she is breaking the clay pan up? Does that have something to do with that?

Jeff: It broke up over the years where people would set the barrels up in the same spot. They would just dig a hole. There is no way to fix that and the sand was too deep there to make it level again.

Tina: Okay, so how do we fix this because I've been told by RC that everybody is happy, finally the arena is where it needs to be and there are so many people using it and so I don't know.

Pam: What has to be done?

Diane: This has been what I have noticed. I went down there like I always do on a fairly regular basis and my opinion was that it was too deep and, oh my gosh, my horse can't even move through this. I'm going to pull a tendon and I just brought her back from pulling a tendon. So I didn't, of course, want to reinjure her. I know the people that ride down there and I just said, "What is your opinion of the riding surface"? So I've talked with several people that I know use the arena and they said they will probably not be able to use it because it is too deep. And I said, "Well," I said, "That is my impression too. I've gotten research from the internet that also shows that the disciplines that the arena is used for is too deep."

Tina: Okay, now. Shanti has left a message saying that she is going to take the jumps and the standards out of the arena and work on them and fix them and then she will bring them back after the arena isn't so deep, I guess, to work on. So, you see, I'm having problems with this because I've got a whole bunch of conflict going. I've got the head of the Equestrian Committee

telling me that we finally did something for equestrian, it is great, and then I've got homeowners telling me we messed up.

Diane: It is great because the sand did need some work. The sand was in fairly bad shape. That clay comes to the surface and I was constantly pulling out big chunks and stuff like that and it really did need to be reworked. It is too deep.

Tina: How do we fix that?

Pam: You know what? I recall that meeting where we discussed—

Greg: We need to pull it out. I just did that in my yard.

Pam: And we told her it cannot be too deep.

Tina: We did tell her it can't be too deep.

April: She didn't think seven inches was too deep.

Pam: We even discussed how many inches.

Tina: Okay, so how do we fix this, guys?

Jeff: Well, number one, just because the base is not level, I don't think you level with sand so if you have three inches over here and we had to add seven inches on the other side to get the surface level. The footing needs to be the same depth all the way around. You can't have seven inches then six inches then three.

Gail: So how do you push the sand off? Well, that sounds stupid but—

Pam: No it doesn't. It doesn't sound stupid. That is the question.

Jeff: And so the last time it happened it took a lot of work to move that sand out and we actually had it piled up.

Tina: We did have extra sand piled up next to the barn.

Jeff: I would use that in the round pen and I would put it when I would go down there and do the arena I would add some but I didn't want to ramp up the cost of taking care of that place.

Greg: I was just telling him I went down to where Jess rides, my daughter, and we have a front loader down there and they put it in too deep so I went in and just started taking off layers and I got it be about three inches.

Pam: Three inches?

Greg: Yeah. So I can go over there too.

Tina: Okay.

Sandy: I have ridden down at the arena and I watched to see how deep the horses—because I would lead her in and we would walk around and look for rocks and things and she wasn't sinking in very deep at all.

Jeff: If it is moist, Sandy, okay, but when it's dry—when I went down there, the hoofs go down clear down at an ankle.

Sandy: I walked because I typically leg her up and leg myself up. We just kind of walk around and try to pick up any big chunks of rock and I was watching her feet very carefully to make sure that she wasn't going to be sinking in too deep and getting into trouble and she wasn't sinking in. She was not pleased because she did have to pick up her feet instead of doing her normal shuffle on hard sand but I didn't really see but I know RC did mention that the guy when he was working on it, he said that one of the corners of the arena was several inches if not feet lower, that the whole thing was sloping. I'm trying to figure out which—she was trying to figure out which direction but I don't know if you fixed that or if maybe that is where you are finding the deeper sand or something. I don't know.

Jeff: Every article says the sand shouldn't be any more than three inches.

Sandy: Yeah, three inches maximum.

Gail: What is the area of that arena, do you know?

Sandy: Yeah, you don't want to go over three inches because the horse will hurt themselves.

Diane: There is a homeowner who was riding there every day consistently until her horse started getting hurt and she now does not use that arena at all and there are other people and me being one of them that hasn't been down there since because it is too deep and go down every day in my car as I am running errands or whatever, I buzz by and Jeff always looks and there are no tracks in that arena. Nobody is using it.

Tina: Great. I don't know. RC told me there are bunches of tracks every time she goes there. First of all, I don't want to commit to the \$1,900 at the end of the year. I am not ready to do that, I'm sorry. So that is not going to be stuck in our budget as that is what we are going to think we are going to do.

Pam: Especially knowing that Jeff would have absorbed that.

Tina: Yes, especially that.

Jeff: Well if RC wants to do it for free, then I can't compete with free.

Greg: Yeah.

Jeff: If she want to do it for free, I can't do it free.

Tina: Well no, she's not doing it for free. Right now she expects to be paid for the gas and get the cost of it at the end of the year.

Diane: Does she have a tractor?

Tina: No, she is using other people's tractors.

April: I'm also wondering, would she be using it just for the arena or would she be using it for other arenas in the area?

Tina: But it doesn't matter, she owns the equipment until we purchase it from her.

Pam: It matters if she wants us to buy it.

Tina: Well, but that's the thing. First of all, I'm not ready to buy the thing. Second of all, I think what we need to do is we need to have her come to a meeting with the board, you guys, and anybody else that has an opinion about this arena that can give me some insight and help us find a solution to the problem.

Pam: Get homeowners to come and express their opinions.

Tina: Or at least say, "What do you want me to say?" If they don't want to come to the meeting and complain about it, just tell me what they are saying. I don't use the arena because of this or that —

Pam: And how many people.

Tina: Yeah, I don't have to have names. I just need to know—

Pam: How many would be important I think.

Tina: And what their complaints are.

Pam: And if they had said won't use it anymore because it is too deep.

April: You make it sound like it is kind of an either/or thing. It is either that footing is either good for this type of horse or it is good for those kind of horses. So is there like a happy medium for all horses?

Gail: I'm going to do some research on it and I'll find out.

Tina: Three inches is a happy medium but we don't have three inches is what I'm seeing.

Jeff: So that is what I can do for it. And I also, as a homeowner, I don't think you should be buying equipment but you should bid it out because there may be somebody that'll do it for 10 bucks and I won't.

Tina: Is your offer still there because, you know, we'll take the cheaper of the two. I've got \$1,900 at the end of the year but I've got you who is going to buy one and you just charge us for—

Jeff: I will charge you the same thing.

Tina: Do you see where I'm going with this?

Gail: Yes, absolutely.

Jeff: If I'm going to mow that property then you should buy me a mower.

Greg: You can borrow my mower.

Diane: That is the type of thinking that RC has.

Tina: I know. She went out and purchased this piece of equipment. I can't control that.

Gail: Right.

Tina: But the way she was talking is that she expects at the end of the year for us to pay it.

Pam: We had no idea this was going to happen.

Greg: No, we had no idea.

Gail: She didn't even say anything about that at the last meeting. She said that she found something that might work but I didn't hear anything about buying anything.

Tina: Not this year then. She may come in to 17 months which brings us to the end of the year.

Jeff: Does she plan on doing the round pen because that is another cost.

Tina: I don't know. She wasn't specific. Okay, let's do this. Diane or Jeff, I will give you guys a call and we will see if we can try to meet with—I'll find out when RC comes back. I'll just e-mail her and say, "Let me know when you are going to come back." And we will find the time one evening where we can get together and meet and talk about this and get this figured out.

Jeff: Yeah, so if that sand right now is wet then it is nice and firm.

Sandy: And I mean, I don't think we really want to get into the watering of the arena.

Tina: No.

Diane: So for the majority of the time it is quite dry. This is the moist time so it might actually be pretty good tomorrow if we get rain tonight.

Tina: Okay, the clay pan itself, the new tool kind of breaks that up every time.

Greg: No, you don't touch that.

Tina: Okay—

April: The tool that you looked at and RC looked at goes down three inches?

Jeff: Oh no, you can set that to go down seven, eight inches.

April: Oh.

Jeff: So if somebody's not careful someone will break the base.

Greg: Break the base up.

Tina: Okay, well then I'm confused because she is saying that all you are doing is smoothing it out, the top part, and she says that this new tool will keep—will get to the clay pan where you are not getting to the clay pan.

Jeff: Well, but she needs to loosen it up like that then it is going to be way too deep for the homeowners.

Tina: Okay, then we need to have a come to Jesus meeting because I don't know enough and everybody needs to come out.

Jeff: I'll go over and stick a ruler in there and I'll take photographs.

Tina: That would help.

Greg: That'll be good.

Tina: That would be helpful because I need to know, do I have only seven inches in, like, five feet or do I have seven inches in, like, half of the arena?

Jeff: Because everything out there says about three inches for most uses, except for barrel racing which needs four to six.

Gail: But I think the arena is too small for barrel races.

Tina: Okay, I'll give you a call, you guys, and I'll give you some dates and stuff and then that way you can get—

Gail: Do you know what kind of sand goes in there?

Tina: Yeah. It is structural sand.

April: So it needs to be deep enough to protect it but not so deep.

Tina: Because RC put in the newsletter that they put two inches of structural sand on it and they broke up the clay pan. Moving on... Sandy.

Sandy: Additional for the Treasurer's report, in 2009, Colorado Management will be changing banking facilities and apparently the checking account will go from RBC Centura to US Bank and I'm assuming that that is happening. What CMA sent me was a motion or something that the Board needs to approve regarding moving our reserve account as to whether we want to keep it at RCB Centura, go to US Bank, or go to a different bank but they need this form filled out.

Tina: Well, we should have all of our funds at the same bank.

Greg: Yes.

Sandy: I would think.

April: I've had US Bank for years and years and years and they have always treated me right.

Gail: I have too.

Sandy: Her e-mail did state that US Bank is competitive on their interest rates with RBC.

Gail: They try hard.

Sandy: Another thing that that brings up is folks who are doing direct debits to, you know, with online payments.

April: Yup.

Sandy: If you are going through your own bank and doing your payments, I don't believe that the payment center address or anything will change but if you are directly logging on to the CMA site and doing the direct debit where they can extract the funds from your bank, that will have to change to US Bank. They asked if we could put a link to US Bank on the website.

But if you go in there and set up your automatic payment online—

Sandy: If you bank at, let's say Wells Fargo or First Choice or whatever, and you say on this day take out \$45.20 and send it to CMA, that's not going to change because the address that they ship the money to, the payment center, I don't believe is changing. I will find out about that later. But, if you log on to the CMA website or go through the link that we have currently on the website and it says that you can do the direct thing where essentially CMA's bank is coming into your account and taking the money out rather than you pushing it, they are pulling it, that will need to change because you won't be allowing RBC Centura to go into your account. You will be allowing US Bank. So they asked if we could put a link onto the website to US Bank's side. Now, I'm not sure what that is going to entail or, you know, where exactly we pop into the US Bank but I just need to get from you, the Board, approval to do this, to put the link on or else we can just leave people, I don't know how. Currently, I have a link on the website that you can click on CMA and actually it is not for the direct deposit. It is to do your account balance to check. This is something additional.

Gail: Well, when you go on that link, because that is how I clear up my payments, I went on there and—

April: Into CMA?

Gail: Yeah, and gave them my information and—

Greg: Yeah.

Sandy: And so that information was given to RBC.

Gail: So I have to change that?

Sandy: Exactly. So you will have to give that same information to US Bank and that's what they are asking for; a link on our website.

Tina: Can you check to see how hard that would be to do? I think we should do it.

Sandy: I just need to know where, like how far down US Bank's tree we need to go.

Tina: Okay.

Sandy: But it sounds like, I guess I am not real clear about why CMA doesn't have it on their website as they currently do.

Tina: Well, give them a call.

Sandy: But I can find out but either way, I mean, if we need to implement this or if they are not going to do it on CMA's then we need to do it on ours. Is that alright?

Tina: Yes.

Pam: Yes.

Sandy: And also, just to let you know about the banking change and see what you guys want to do with that other account.

Tina: Right now I have to make a motion that we change all of our operating accounts and as well as our reserve account to all be at the same bank, US Bank. Have a second?

Greg: Second.

Tina: All in favor?

Aye. Aye. Aye.

Tina: Passed. Anything else, Sandy? Open Forum? OK let's go over the budget.

Tina: Okay, so we are going to go ahead and make a motion to raise the dues 5% to go from \$45.20 to \$47.46. Do I have a second?

Greg: Second

Tina: Discussion?

Pam: Any discussion?

Tina: All in favor?

Aye. Aye. Aye.

Tina: You've got 5 ayes. We are done with that one.

Tina: Okay, so I make a motion that we raise Cynthia's pay from \$14.00 an hour to \$15.00 an hour for starting January 1, 2009. We are going over our budget. To talk about this so do I have a second?

Pam: Okay.

Tina: Discussion?

Pam: Should we wait until we get to the bottom of this to see if we can afford it?

Tina: Well, if it doesn't happen, then I will take it out of the minutes.

Pam: Okay.

Tina: I got a second. Discussion? All in favor?

Aye. Aye. Aye.

Tina: I am going to go ahead and make a motion to—the Board of Directors went over the budget. I will make a motion that what Sandy has sitting on her computer is what is going to be finalized and sent out to the Board as well as to CMA for the 2009 budget so I need to make a motion that we approve the budget.

Sandy: It is the version where the budget shows an \$18.90 operating income.

Tina: There we go. Do I have a second?

Greg: Second.

Tina: Discussion? All in favor?

Aye. Aye. Aye.

Pam: We need to have a meeting to discuss the sand and the problems with the sand.

Gail: And give a couple of days so I can do some research to know what I'm talking about.

Tina: Oh yeah, I will have to send everybody out a bunch of dates. Not everybody has to be there – just enough to make a decision on what to do about the arena.

Pam: I don't understand. Are we going to put people in a position where they are going back and forth about who does the work and who bought the tools?

Gail: I don't think so.

Pam: I think so.

Tina: No. I thought the discussion that we were going to have is, what do we do with the arena, and we have—if the Board decides that they are going to have just Minion do the arena maintenance for 2009 or continue to do it for us. With what he offered, we can go ahead and do that but someone has to call and tell her that the Board made the decision not to purchase the Parma tool from her at the end of 2009 and that we are going to have Jeff continue to maintain the arena. I will tell you that she will probably leave.

Pam: Um-hmm. What else can we do?

Tina: There is no reason to even have a meeting.

Pam: That's what I'm not understanding.

Gail: I don't think you should take into consideration the fact that she bought that. I think that is her business. You know what I mean?

Tina: Absolutely. Yeah. But it is hard, though.

Gail: Yeah, it would be very hard.

Tina: Because I am in a bad position.

Gail: Yes you are.

Pam: I mean, how should we do it? I was really thinking just a personal phone call to her saying that Jeff had come to the meeting and made an offer and that we felt that that—

Gail: Decision of the Board to do that.

Pam: But we felt like that was a better way to go. I don't think we need to have a meeting on it.

Sandy: There are several different issues. There is one issue of, will the Board purchase the groomer at the end of 2009 for whatever price. That is one issue.

Gail: I don't think that should even be in there.

Sandy: And then the other issue would be—

Gail: I don't think that is even an issue.

Sandy: You know, like, if you guys want to figure out the arena maintenance to that.

Gail: I don't think that was ever even—

Sandy: Because if you guys say that you are not going to purchase the Parma at the end of 2009.

Gail: Issue at all. I think it is a non-issue, you know?

Sandy: At the end of 2009, then RC may withdraw her whole thing.

Tina: You are right.

Sandy: You would have to go through the process anyway. Because I don't think that ties in that, well, if we get Jeff to do it then we are not going to buy RC's groomer.

Tina: Well, you are right. The first thing is, are we going to buy RC's groomer, you are absolutely right. That is item number one.

Sandy: That is its own separate issue.

Tina: And I say no.

Pam: I say no.

Gail: I agree. I say no.

Tina: I make a motion that—my motion is whether or not we purchase RC's equipment.

Greg: I don't think we should purchase it for what she paid for it because it is going to have the wear and tear on it.

Tina: That is what she is asking for.

Greg: Depreciation.

Tina: She is asking for—the deal is that she will hand us the receipt at the end of the year and we would write her a check for that. So the motion is whether or not we are willing to buy it for what she paid for it at the end of 2009.

Pam: And the motion is?

Tina: That's my motion; whether or not the Board would purchase that piece of equipment at the end of 2009.

Gail: I'd say no.

Greg: I'd say no.

Tina: Wait a minute. Do I have a second?

Greg: Yeah.

Tina: Do I have a second?

Second.

Tina: Okay. Discussion? Just did. All in favor of not buying it?

Aye. Aye. Aye. Aye.

Tina: All ayes. Okay.

Pam: So at this point, we still just need a meeting to discuss the arena itself, right?

Greg: And the sand.

Pam: And the sand depth and then somebody needs to call RC and tell her that we are making an agreement with Jeff Minion and then somebody needs to call Jeff Minion and tell him the same thing.

Sandy: Now with RC, though, now that she has this tool that you guys aren't going to buy, I mean, that has been resolved. Now the thing to do, I guess I see, is that you bid out the maintenance of the arena. Jeff can bid. RC can bid. And maybe not do it for free anymore. Maybe, you know, maybe she wants to charge us less and the maintenance goes up for bid. And then another issue that has nothing to do with the maintenance is, is there a problem with too much sand in the arena? If there is, do we fix it and how? If there isn't—

Tina: And I think it is kind of like whoever is going to do the maintenance of this, then we need to discuss how it needs to be made and how it needs to be fixed.

Sandy: But the people that maintain it, I mean, like, whoever is dragging, using the tractor to drag this—

Tina: May not be the person that fixes it.

Sandy: They may not have like a Bobcat type of thing or whatever you might need to move the dirt. It may be two separate people.

Greg: I will volunteer my Skidster.

Tina: Okay.

Greg: I just did it two weeks ago down at my daughter's arena where she rides.

Tina: Okay.

Greg: Same thing, I went in and pulled the sand out. I pulled a couple of layers of sand out. And then I took it over and built her a round pen with extra sand I had taken out.

Tina: Really, the first thing is letting RC know that the Board voted not to purchase the thing at the end of the year and then we will see what happens and that she is free to make a bid to maintain the arena and then see how she reacts with that. That will tell us where we are at.

Pam: Let me say something else about that. If we do a contract, it probably needs to be like at least a two year contract because if Jeff Minion is going to go buy that equipment for over \$2,000, because he is buying a bigger one, then I think we owe him a couple of years.

Tina: Well, and I think too, in every contract it always says that one or the other can cancel giving a 30 day notice or a 60 day notice.

Pam: And are we going to put that out to the public that we are going to bid this out or are we just going to mention it to RC and Jeff?

Sandy: You know, there are a lot of people with tractors and I don't know if people would be— other people would be interested in—

Pam: But we have to let them know that they have to have that tool.

Greg: Yeah.

Pam: That specific tool.

Gail: And maybe it would be reasonable to put that out.

Sandy: Yeah, I mean maybe Bob Rowland. He's got a nice new tractor. Maybe he and RC can work something up. RC has the groomer. Bob has the tractor. Maybe they can get together, you know.

Tina: Well, let's see how RC handles it. Let's see what happens with RC because that will really tell us whether we need to just send it all out to the country, you know?

April: And I also think that we need to be good to RC because she did take the initiative to do all of that.

Tina: Absolutely. But the other thing I need to mention is that Jeff also takes care of the snow removal, mowing and trimming of the weeds and takes care of the round pen. Would the other bids also take those pieces on or are we going to have to hire Jeff to do everything but the arena maintenance? We would have to clarify that before we would move forward. Let me call RC and then we will know where to go from there. Anyone else have anything they would like to discuss? No.

Motion made to adjourn the meeting. Motion passed.

Meeting adjourned at 9:15 p.m.

Respectfully submitted.

Tina O'Bryan