

Pawnee Hills Community Association
Board of Directors Meeting
February 12, 2009

Board Members Present: Tina O'Bryan, Pam Schultz, Liz Krupinski, Mary Hill, April Osborn.
Meeting was called to order at 7:04 p.m. Motion was made and passed to approve the agenda.

MINUTES:

Facility Coordinator Report - Cynthia.

We have two bids for repair of the siding, fixing the gutters and inspecting and repairing any roofing issues as necessary. One is from Lance of Exterior Innovations and the other is from Adam Siding and Construction. We have put this off for about four months. We wanted to have it done before winter set in because of the moisture problems that we have had in the past with mold. We didn't want to leave it a mess and nevertheless, here we sit.

After reviewing both bids, motion was made that we would use Exterior Innovations contingent upon the references that come back from Liz. Motion was seconded and unanimously passed.

Treasurer's Report: (Tina)

These are the account balances as of January 2009. Petty cash is \$250.00. Checking is \$16,927.77, savings is \$711.31. Our reserve account has \$14,793.64 which is our total reserves, and our total operating is \$32,682.72.

Checks that were written were read and discussed. Motion was made and passed to approve bills as read.

Need to check with Cynthia to make sure that a copy of our audit and a copy of our tax return for 2007 got copied and sent to CMA and our new auditor, Weidner and Associates. They both need a copy of our audit and tax return so Weidner can start the audit for 2008 and 2008 tax return.

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

Activities Committee - Karlene Herbrand.

A list of tentative activities and dates were given from the Activities Committee. It was suggested that we put the information in the newsletter as well as the website.

They are starting a book club. The first meeting will be on the third Monday, the 16th, and we will just continue that throughout the year, the third Monday.

They are also starting a lady's coffee get-together and it will be on the last Monday of each month which makes it March 30th and it will be here at the clubhouse.

There will be one change. Instead of Halloween party, it will actually be a fall festival in October and the date will be announced.

Karlene suggested that we look into purchasing some new tables for the clubhouse. The ones we have are damaged and would like to see new ones. We could use additional tables also.

We could use the old tables as loaners to the community when they need them and keep the new ones in the clubhouse at all times.

There was mention of dog and cat problems throughout the community, when someone was walking, they actually had dogs come out after them. Dogs not contained on properties. Animal Control has been contacted several times regarding the problem.

A homeowner was bit on Pawnee Parkway a few years ago but that was even before Elbert County had a dog ordinance which came into effect a few months after that so it was the state that had to come in and deal with it then.

Animal Control does respond to the calls, we just need to get the contact information out to the community via the newsletter. We also could put a reminder to make sure your animals are contained.

We can put it in there but I'll just guarantee you that the people who are doing that aren't the ones that are going to read it.

Directory – Tina O'Bryan.

We sent out the directory forms in the newsletter and are gathering the information.

Equestrian – RC Cuellar.

There is a light out at the arena.

There is no new information regarding the trail markers.

Newsletter – Susan Laessig

Need to put information regarding what defines Commercial Activity in our community. Also would like to add information of small range management for the overgrazing.

Nominating and Welcoming – Pam Schultz.

I'm going to put Pam Schultz and Robin Pickering.

Will have to create information sheets to hand out to new homeowners. Will have to create it.

Website – Sandy Perry. No report.

Communications for the Community Members

This is an e-mail from Bob Rowland to Pam Schultz. "The last audit posted on the HOA site and available to members is 2005. That is a violation of the bylaws and more importantly, Colorado State law." I don't know if it is a violation of law but it does make sense that we should get them on there if we have them.

We will post 2006 and 2007 audits on the website.

A letter was read from Susan Laessig who has been our newsletter editor. She says, "To the Board of Directors and members of Pawnee Hills: It has been my pleasure to serve as editor of the monthly Pawnee Hills newsletter for the past several years. I have had the opportunity to expand the newsletter into something I thought was a positive communication piece for our subdivision. However, the majority of the current Board has decided to move in another direction; one I am not in agreement with nor do I approve of how the decision was made and have therefore made my decision to step down as editor. Sincerely, Susan Laessig."

A letter February 9th and it is from a “paying member of PHCA.” So, “PHCA, there is a mountain of construction equipment belonging to one of the homeowners on the corner of Pawnee Court and Pawnee Parkway that needs to be moved. His neighbor’s home is the recipient of the mess when you walk out their front door. I believe it is up to the Association to drop the owner of the equipment a line and have them move the items to a more discreet location on their property. We have covenants that should be enforced and people should be reminded that this is not Commerce City.”

It was decided that Liz Krupinski would drive past the property and see if there is any covenants are being violated and report back to the board.

A letter from Bob Rowland dated February 5th of 2009 regarding open records. “Dear Board of Directors: As provided for under our bylaws and Colorado State laws, I, Robert T. Rowland, a member of the Pawnee Hills Community Association in good standing do hereby demand an opportunity to review the following HOA public records. 1) All records including receipts, ledgers, minutes, or notes of any and all expenses paid from PHCA funds from July 1, 2008 through current including all and any petty cash payments, payroll, and related expenses, etc. 2) All records showing payments and deposits to the PHCA from any and all sources. 3) Any written correspondence the Board of Directors has received from homeowners related to the reporting of question of covenant violations. 4) A full copy of any recently completed audits of the PHCA records, books, or accounts. 5) Any records from the contracted management company indicating any and all fees or fines collected from homeowners for late dues, payments, and records recording where and when those fees were transferred to the HOA account. 6) Any legally binding agreements entered into by the Board of Directors for services resulting in expenses or potential expenses during the period July 1, 2008 to present. 7) Documents showing approval per our bylaws for all expenses by the Board, the President, and the Treasurer. 8) Any and all written correspondence, notes, or minutes from legal firms or companies including Petrock & Fendel, PC, involved in the recent water rights activities that were sent or directed to the Board of Directors thereby becoming HOA business or records. I would also like an explanation of the source of authority for PHCA to participate in this activity and where that authority is granted in the bylaws or covenants including the use of PHCA business address being used for return mail involving the solicitation of services from these companies. Any and all records of payments of reimbursements made to PHCA Board members or agents including the clubhouse manager. As per our existing HOA rules, please be advised when I can come to the HOA clubhouse and have full access to these records. Sincerely, Bob Rowland”

I will contact Mr. Rowland and see what dates to review the records would be good for him. He will have to complete the form which is attached to our Rules and Regs regarding reviewing and copying of records.

As far as using the clubhouse address for the initial water adjudication from Petrock & Fendel, that was before they were actually engaged in the water adjudication so this was just a common clearinghouse address. It was a matter of Petrock & Fendel needing to know whether there was enough interest by enough homeowners here for them to become involved in the water adjudication. Now that people individually are involved with Petrock & Fendel, there really shouldn’t be any reason that any correspondence will come here anymore.

Dates and times to give to Mr. Rowland: We are open Monday through Friday from 9:00 a.m. to 2:00 p.m. “The inspection and/or copying of the records of the Association shall be conducted during the regular business hours of 9:00 a.m. to 2:00 p.m. Monday through Friday.”

Board members need to decide at this meeting who is going to be elected as President and who is going to be Vice President. Motion was made Tina O'Bryan be President and Pam Schultz be Vice President. Motion was seconded and unanimously carried.

Open Forum: nothing

Motion was made to adjourn the meeting. Motion was seconded and passed. Meeting adjourned at 8:50 p.m.

Respectfully submitted.

Tina O'Bryan