

Pawnee Hills Community Association
Board of Directors Meeting
April 9, 2009

Board Members Present: Tina O'Bryan, Pam Schultz, Liz Krupinski, Mary Hill, April Osborn.
Meeting was called to order at 7:10 p.m.

Motion was made, and passed to approve the agenda.

MINUTES:

Facility Coordinator Report - Cynthia

The electrician was called to fix the lights at the barn; he is just waiting for good weather. He will run a test to see what needs to be repaired. It may not be cheap, depending on what is wrong with it. We will be in compliance with the State of Colorado (dome cover over the drain and emergency shut off valve) with the pool by the time it opens. We will test all the equipment after the pool is filled. All of the paperwork/invoicing for the pool compliance required will be forwarded to Gary Hartzell of Elbert County Health Department for their files.

We will be looking at repairing the coping stones, adding the railing to the shallow end, and to re-plaster the pool next year.

Cynthia will look into the deterioration of the interior wood in the mail house.

The clubhouse has had quite a few reservations, more than we have ever had.

We have found someone to be our IT person. He is the one who put together our computer equipment, printer, scanner, software. He did this at no charge, but in the future, if we need someone to do any repairs we can call on him. We can also put it in the newsletter that we would need someone to be able to do any IT work on our computer. In the meantime, we need to have a vendor in place to contact if we do run into any computer problems. We could always change it, and we can go with somebody else, and someone can take this on, and find another IT person, but right now, I need to make sure that we have that vendor available just in case something happens. He is also very knowledgeable about websites.

A motion was made that we use Prominent PC and Web, Mike Sample, as our IT support vendor, for the HOA as an as-needed basis for \$45.00 per hour.

Pam: Second.

Tina: All in favor?

Aye. Aye. Aye.

A question was asked regarding having some anti-virus on our computer, and we do have virus protection.

Communications for the Community Members:

This letter was sent to CMA who then asked to forward it on to PHCA, so CMA got a copy of this as well as us, and this was dated 3/3/09. "Forward to PHCA Board. Fifteen-year resident. Never a problem with PHCA until fee money late program. Busy summer so I forgot to pay Association fee. Work schedule 3:30 a.m. to 5:00 p.m. Trying to keep people working. Company of 350. Now down to 40. Concerned about failure like us all. Mad about processing fee. Okay with late fee and interest. You threaten me with mention to attorney on my credit. You make me look bad. How do you feel? Fees go from \$15.00 to \$47.00 in 15 years. You wasted my time as a volunteer and left me with bad taste of PHCA years ago. I wonder how many unfortunate members you have buried. Did you ever survey us for an opinion? Going to sleep now to get my six hours. Hope we are on all employed next week. What do you do with people who lost their jobs? Approaching 1 to 10 out of work. How many in PHCA? How has PHCA helped? Can we help? Do you ask? How about making PHCA leave green, wind/solar conscious? I don't see it in your paper." This is from Mr. Doug Gardner of 1605 Pawnee Parkway. And he attached his ledger.

We treat every homeowner exactly the same. We do not waive any fees unless CMA has made an accounting mistake, or our attorney has requested that we make accounting adjustments. That is the way we have always done it. It is easier that way. CMA charges a processing fee of \$10.00, PHCA charges a late fee of \$2.50 plus, 1% interest per year.

We did receive a certified letter from Linda Lee dated March 13th. "Attention Board of Directors: I have enclosed a letter that was set to the management company regarding my account and on it is a reply she faxed to me. My question is, why should I have to pay a late fee when I wasn't 30 days past due? As you can see from my letter, according to my bank, the check was deposited on February 27th and according to your coupon booklet, it states and I quote, "Late fee of \$12.50 plus 1% interest on outstanding balance after 30 days past due." It does not state "except for February." According to the management company, she deposited the check on March 2nd which according to my calculations is 30 days. So why am I still being charged a late fee and why is the Board of Directors refusing to remove the charge? I would appreciate this on the agenda for April's Board of Directors meeting. From what I hear I am not the first who has been billed for late charges when the management company has held checks or not deposited them in a timely matter. Linda Lee"

She was right, the coupon book says 30 days. It doesn't say "end of the month." So, what happened is that our coupon book says "late after 30 days", and our rules and regs state end of the month. Now when we first did the coupon book, Sandy and I both said to CMA, "Well, shouldn't we put end of the month on there?" And they stated, "No, 30 days is fine. It captures it." Okay, well guess what? It does not, so now CMA is talking to their attorneys; "What do we do with the 28th of February? So, the good news is that our rules and regs are perfect. We do not have any more 28 day months. All the rest of our year is 30, and in November when we start doing our new coupon book, it is going to say, "late after the end of the month." No more counting days, because end of the month is the end of the month, whether it is 28 days, 27 days, 31 days, we do not care. End of the month is end of the month. So, we solved the problem on the back end, but not on the front end here which we're going to do.

I discussed the situation with Linda, and contacted CMA, and they waived all of the fees because Linda did get the money to CMA in time. I thanked Linda for bringing this problem up to the Board, and that we would make sure that this problem did not come up again.

RC sent a letter to the Board of Directors "March 19, 2009 To: Pawnee Hills Board of Directors: I am requesting an appointment to review all files related to 1990 Pawnee Parkway. This includes, but is not limited to any complaints regarding covenant violations. As stated in Article VII Books and Records, The

books, records, and papers of the Association shall at all time, during reasonable business hours and upon reasonable notice, be subject to inspection by any member. The Declaration, the Articles of Incorporation and the Bylaws of the Association shall be available for inspection by any member at the principal office of the Association where copies may be purchased at a reasonable cost. At this time I am requesting such review. Please contact me with the scheduled date and time records will be available. You may do so by phone, e-mail, or written letter to the following: RC Cuellar, 1990 Pawnee Parkway, Elizabeth, CO 80107, rcuellar26@msn.com, 303.564.8574. Regards, RC Cuellar”

We will contact RC to schedule a time to have her review her file.

Treasurer’s Report:

Sandy Perry is now officially the treasurer. The account balances are as follows: Petty cash: \$250.00, checking: \$9,048.48, savings: \$10,719.53. Total operating is \$20,018.01. Our reserve account has \$18,628.30 giving us a total of \$38,646.31.

List of checks written, was read, and discussed. Motion was made, and passed to approve bills as read.

Motion was made to change the petty cash amount from \$250.00 to \$350.00. Motion was seconded, and passed.

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

Activities Committee - Karlene Herbrand.

Report from Karlene was read...”In spite of Mother Nature, the annual Easter egg hunt was held at the club house on April 4th. The Easter bunny provided many hiding places inside the club house, and the children had a great time finding the eggs as well as having their pictures taken with the bunny and making memory books. Thanks to Linda Montgomery for donating the supplies for the memory books. The committee is considering holding a family fall festival in early October versus the Halloween party. We are considering a bonfire at the barbeque pit to have an old fashion wiener roast with marshmallows for s’mores. Watch the newsletter for details later in the year. Remember to watch the mailbox building for posters with dates, times, and locations for monthly book club and coffee. Tentative calendar: June/July stick horse rodeo and gymkhana. July 25th clubhouse open house/barbeque after semi-annual meeting.”

Equestrian – RC Cuellar. No report.

Still need to contact RC regarding the trail markers. I have not heard anything from her, so I do not know what is going on. We are working on the light at the barn because RC said there was a light out.

Newsletter – Liz Krupinski.

Liz will keep track of all the ads for their start, and ending dates. Checks will be sent to the clubhouse address, and then forwarded to CMA with a note that the monies are to be applied towards the newsletter expenses.

April would like some information to be put in the newsletter regarding overgrazing.

The protocol for reserving the club house needs to be added in the next newsletter, as well as something regarding if you are not current in your dues your club house reservation will not be honored.

Nominating and Welcoming – Pam Schultz. No report.

Website – Sandy Perry.

I received the photos from Easter egg hunt, and I will get those posted this weekend. Cynthia is going to send me the February financials, and when I get those, I will get them posted on the website.

Open Forum:

There was discussion regarding replacing the folding tables in the clubhouse. Suggestions were made for new card tables, and new banquet tables. Current tables are heavy, old, and torn up, and there are times when we need the larger ones for parties.

The ACC rules and regs, I think Pam is the last one to read them. Are there any corrections tonight? No, I just saw a little typo. If you see anything on there, let me know. We are hoping to pass this policy next month.

A homeowner had left a message regarding a stallion next to them, and that it was against the covenants. I have reviewed the covenants, and cannot find anything regarding stallions. It may be a county issue, but not a PHCA issue. They did not leave their name, or number, so we cannot get back to them with our answer.

Motion was made to adjourn the meeting. Motion was passed.

Meeting adjourned at 8:40 p.m.

Respectfully submitted,

Tina O'Bryan