

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

Board Members Present: Tina O'Bryan, Mary Hill, April Osborn, Pam Schultz, and Liz Krupinski. Sandy Perry 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.

Tina: "I talked to Cynthia today and the sport court, the tiles that we have there are starting to lift because of the drainage. We have had a problem with the drainage between the two sport courts since I've been on the Board, probably beforehand. We need an engineer. We need to make sure that we do the correct drainage and provide the right—so it does go where it needs to go and we don't have any more problems with it and we have been talking about this forever. So I told Cynthia to go ahead, start gathering bids for getting that retaining wall in. Years ago it was around, I think we figured \$8,000.00 or \$10,000.00 to do. It could be higher. It could be lower. It just kind of all depends on what is going on with materials and stuff but I told her to go ahead, start getting some bids. We have to start from scratch again. We have to figure out what we need. Have to get people to come in and say we need to do this, this French drain, this wall. We need to make sure we don't ruin what we have."

Board Member: "It is still going to need some repair when we get done."

Tina: Absolutely. "What we are doing now is just saving. We just keep trying to save. Every time we get a rain we go out there and we try to save it."

Board Member: "We have had plenty of rain too."

Tina: "We are definitely going to get that retaining wall done between the two sport courts because we spent thousands of dollars on that sport court and for us to just not get this done and have it ruined."

Board Member: "Oh, you have to maintain it."

Tina: "She is also going to check on getting the roof inspected. And it is more preventative maintenance so right now she is going to get somebody to come out here and look at this roof and make sure we (1) don't have any leaks, (2) if we do, what do we need to repair because we do not want to ruin anything or have any water come in. It is like preventative maintenance right now mode which is good. So she is going to have someone come in and do an official roof inspection and make sure we are okay and we don't need any repairs and then, of course, if we do, we will get that done. Don't want to go into winter with a bad roof, that's for sure."

Communications From the Community Members

No report.

Treasurer's Report: (Sandy Perry)

“Bank balances as of the end of June: Petty cash ending balance is \$350.00, checking account is \$2,624.79. On the checking, beginning balance was \$4, 229. We got \$8,800 in deposits. We spent \$10,400, so, again, we are running \$2,000 in the hole. Which I will get to in a minute. Savings account is \$10,742.73 for a total operating accounts are \$13,712.52. The reserve account is at \$22,475.48 for a total reserves and operating of \$36,193.00.”

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

Sandy: “Like a week or two weeks ago we received our insurance bill and I’ve been sitting on it because, frankly, we don’t have the money for it. It is \$4,300.00 and it is going to be due early August. I just signed checks the other day and I signed a check for like \$1,900.00 for the exterior guy, siding guy.”

Sandy: “For work he did inside. And I knew that he was doing some work. I didn’t know about whether the money was okay but I signed the check. It is gone. But when I got the package of checks, what CMA told me I was going to be signing for and what I signed, it didn’t include our reserve check of \$1,200.00 or \$1,300.00 so I wrote them and I said, “I’m missing a check.” And he says, “You don’t have enough money to cover that check.” And this is a check that we write to ourselves for our reserve account.”

Sandy: “And I just need to know how much I can move. Can I move \$5,000.00?”

Tina: “We need to move whatever needs to be moved so yeah.”

Sandy: “Alright, so you guys are okay with \$5,000.00 coming from savings into checking?”

Tina: “Yes.”

Sandy: “Okay.”

Tina: “Do I need to make a motion on that because I’ll be happy to do that.”

Sandy: “I don’t know.”

Tina: “Okay, so are we going to be short next month? I mean, we’ve got to cover the insurance check.”

Sandy: “Well, yeah. Well, see, that’s where I guess I’m kind of asking is—“

Tina: “Because IREA has not given us our heating bill like normal for the pool.”

Sandy: “No.”

Tina: “But that was only—we are used to a \$1,000.00 bill.”

Sandy: “We paid that.”

Tina: “Okay.”

Sandy: “I need to know is, are we expecting any other kind of repair bills beside from normal electric, you know, the utilities and stuff? Are we going to get hit with like an electric bill from somebody from some repairs because if we do, I need to transfer more out.”

Tina: No. "The only thing that we will have is whatever our roof inspection is which will be not next month but probably the following month hit."

Sandy: "Ten dollars, one hundred dollars, one thousand dollars?"

Tina: "I have no idea. He's got to get up there on the roof and give us the report saying it looks good or we've got this problem. But when he does come back, then we will have—we've got this problem, then we take it out for bid and determine how much it is going to cost us to repair. Hopefully we don't have anything."

Board Member: "How much is the cost of the inspection?"

Sandy: "I just need to know. If it is going to be in the thousand dollar range from inspection, then I'm going to haul over \$6,000.00 or \$7,000.00."

Tina: "Well, a lot of times they will come out and do an inspection hoping to get the work. Right now I have nothing. Right now we have nothing going out. Nothing planned, nothing rolling right now bid mode."

Sandy: "Yeah because this insurance bill is going to hurt."

Tina: "Yeah."

Sandy: "And I just—I don't want to sit here and transfer some money and then a week later have—because I don't actually transfer the money. It is CMA."

Tina: "Right."

Sandy: "So I actually don't even know what our balance is on a day-to-day basis. Alan said he was going to hold that out. Actually that \$1,200.00 is probably going to go out in this next check run."

Tina: Okay. "Alright so I say we make a motion that we transfer \$5,000.00 out of savings into checking. Do I have a second?"

Board Member: "I'll second."

Tina: "Any discussion on that one? I just want to make sure we get this right here so all in favor of doing that?"

Board Members: "Aye", "aye", "aye."

Sandy: "Alright, I'll let Jennifer know then tomorrow. But then before we start doling like these roof repairs and the retaining wall, you might want to consider pulling it out of the reserve fund."

Tina: "Yes. That's what we are going to probably have to do. Insurance is operating and roof is reserve."

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

Activities Committee - Karlene Herbrand.

Karlene: "Well, Robin told me I had to come because she said the last meeting she was here and the tables were approved and Cynthia was supposed to get with me but I haven't heard anything. The tables were approved and you can just go get them."

Directory – Tina O'Bryan. No report.

Equestrian – RC Cuellar. No report.

Tina: "There is a person on a four-wheeler with their daughter on the back of it who is going around on the bridal trails on Cherokee Trail and trimming the bushes and trees. These people do not own the property, they are just driving around clearing the area. They are doing this without permission from the homeowners and some homeowners don't like it very much. We don't know who is doing it, but I thought it might be a good idea to put something in the newsletter about it.

Although I would like to see the trails opened so that people could get through, we just can't go on other people's property to do trimming and mowing. Which brings me to the trail markers, maybe it would help if we had them to help people show where the trail really is.

Anyway, maybe we can put something in the newsletter like "Community trails sometimes need trimming and pruning but please be sure to obtain the approval of the lot owner before trimming any brush. If you are unsure if the trail you wish to trim is part of someone's lot, please ask those living in the nearby homes."

Homeowner: "Another thing that is a concern is the depth of the arena. Now we have had time for that to settle thinking it would get less deep or compact a little better. It is very unsafe to ride a horse in there. I would like permission from the Board just to remove some of that sand."

Tina: "I'm fine with that."

Board Member: "I have asked several people. I asked them last year when it was first done. I have continued to ask people if they ride the arena and what they think of the sand and the footing and the consensus is that it is too deep. It is too deep."

Tina: "How about we—because we can always put the sand back, alright? We pull the sand out, and in the next newsletter we let the people know we have pulled the sand out so they can come back to ride, because the riders that are waiting for the sand to be settled or removed aren't going to ride there until they know it is done. So that gives Jeff plenty of time because we are talking next month's newsletter. We just say, look, we've removed some sand. We've had some complaints about it being too deep. We have removed some sand. We've groomed it up a little bit. Please come, try it and call the club house with your opinion and let us know."

Newsletter – Liz Krupinski.

Tina: "I thought about West Nile if you have a spot because I know we are a little bit different on there and I'm one that if I throw stuff at you, if it is not something on high priority, you can always leave it for next month but if you need filler, West Nile might be a good one. I'm really glad you have put in that Code Red thing. Reverse 911."

Nominating and Welcoming – Pam Schultz. No report.

Website – Sandy Perry.

Sandy: "I guess I'll pull the stick rodeo."

Sandy: "And I think I'm also going to pull all that water information we have."

Board Member: "The adjudication?"

Tina: "The water adjudication?"

Board Member: "Is that in there this time? Is that the update?"

Board Member: "Nope. She never had any information—"

Tina: "We're still waiting. Right now it is in the court's hands."

Board Member: "When she was up talking, she was saying that the judge kind of stopped everything and the lawyer was supposed to be meeting with the judge and the last I heard was that there were several people state-wide that were in the same situation and they were all going to meet."

Tina: "And they did meet and the meeting was really good and very positive and it looks like it is going to start going forward again."

Board Member: "And on the website I am okay with putting everything. I am so delighted that it is not going in the newsletter anymore. I remember that nightmare from a couple of years ago and it made me want to move out of this community. It really did, so on the website somebody has to go and they have to look for it. It is not pushed toward you. I'm okay with it."

Tina: "And the good thing about it is that when she does it, she does it as a PDF so you can actually search on a word so you can like open up November and search on "Santa" and say, oh, it wasn't in November that we talked about Santa. It was in October that we talked about it. You know what we're saying that we can do that search? So it is very helpful but I really, truly don't believe that anybody is really reading the whole thing."

#### Open Forum:

No open forum issues.

#### Board Business:

Aspen Reserve Specialties. - In 2005 we paid \$1,800.00 for this reserve study. To have them do a very extensive report for 2009 it would be \$2,170.00. The level two report, I think we can actually get away with because they still do the physical inspection but they are not starting from square one. Level one is like square one, level two is, okay, we've done this before and we will still provide all the information and the recommendations of what you need for your reserve. And that is \$1,740.00. It has actually gone down. Level three is, "They will verify accuracy of previous generated list of common area components, estimate life expectancy." I would just kind of like to do two because it has been since 2005 that we had this done and we had all this work done.

I want everybody to kind of look it over and see. I still need to get at least two other bids to see whether or not this is high or low or what's going on and see what we do. See what happens with this. I mean, it is no big rush but wherever we start, three years from now we have to do it again. I'm thinking since we had one done in 2005—2005 was very extensive. I'm thinking now that we are in 2009 that we go with maybe a level two type report and then maybe every three years we can—if we don't think we need it. You know, we don't have major stuff going on here. In 2005, there was a lot of work that was taken care of when we did this mold remediation. I would be fine doing a little level three because it just has to be

done. One has to be done but it doesn't say how extensive it has to be done. So we can decide what level do we really think we need, guys? Look over the contract and let me know what you think.

Covenant violations, 1185 Belgian Trail. Cow on property. So this is the letter I'm mailing out tomorrow. It is a form letter. So they get the first letter. It is certified, return receipt requested. There are a lot of times they don't pick up the first letter intentionally. This is going to be dated tomorrow, July 10<sup>th</sup>. "Dear Mr. and Mrs. Hawksworth: It has come to the attention of Pawnee Hills Community Association that you have a cow on this property which is in violation of article 6 of the declaration of amendment of protective covenants. Article 6 restrictions on use, section 7. 'Livestock: No animals, livestock, or poultry shall be allowed either temporarily or permanently except the following: Horses, dogs, cats, and other usual and suitable household pets.' You are further notified that correction of said violation is to be made within 30 days from the date of this notice. Please respond in writing notifying us when the violation cited above is corrected. Your cooperation is sincerely appreciated. Tina O'Bryan, Board of Directors." So this will go out tomorrow.

Community Member: "Cynthia said I could go ahead and get the tables but we are not going to do the oblong ones. We want square ones, right? Okay, so I'll do those. So four 8 foot tables?"

Board Member: "Whatever you think. I make a motion that we purchase tables for the clubhouse, not to exceed \$325.00?"

Tina: "Second?"

Board Member: "Second."

Tina: "Discussion? I think we did. All in favor?"

Board Members: "Aye", "aye", "aye". "There you go. Thank you, Karlene."

Community Member: "Regarding the new ACC rules and regulations I think the only issue Bill was concerned with was the fact that the word "view" was in there because "view" was not in the covenants. One of the things you had to consider when they were approving something was how it was going to affect neighbors' view and that is not something that was in the covenants and that was about the only thing that he mentioned about it."

Tina: "Well, all we can do is take that into consideration but I don't think we can push it. But it is something that we can at least ask people to take into consideration."

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

Meeting adjourned at 8:30 p.m.

Respectfully submitted.

Tina O'Bryan