

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

Board members present: Tina O'Bryan, Pam Schultz, April Osborne, and Liz Krupinski. The meeting was called to order at 7:04 pm. Tina made a motion by Liz to approve the agenda. April seconded. Motion passed.

Reading of the Minutes-Liz

Liz motioned to approve the minutes. April seconded. Motion passed.

Facility Coordinator Report-Cynthia

Still getting bids for the retaining wall, tree pruning and removal of dead trees. Cynthia will contact our insurance company to discuss having someone look at the clubhouse roof. Cynthia is still in contact with JC Electric. They still have not submitted a bill for previous work. Pam reviewed the contract for clubhouse reservations and the \$50 deposit requirement. The Board agreed that they would enforce the clause for charging homeowners for cleaning not done after reserving the clubhouse. The Board decided to keep the assessed cleaning fee from the homeowners deposit at a rate of \$25 per hour.

Communications from Community Members:

We received a letter from a former homeowner asking us to remove him from the mailing list. We received another letter from a different homeowner asking if the Board would consider securing one trash collection company for the community. The Board agreed that it was not set up to collect payment for trash collection from homeowners and would not approve writing one check for the community's collection service.

Treasurer's Report-Sandy

The account balances are as follows: petty cash \$350, checking \$4,088.23, savings \$1,749.51, total operating \$6,187.74 and reserve account is \$26,717.64. The bank balance as of the end of October is \$32,905.38. The list of checks written during October was read and discussed. Tina made a motion to approve all bills as read. Liz seconded the motion. Motion passed. Tina will tell CMA that complete payroll hours be included in their monthly report. The homeowner's account with the incorrect charge of \$1.32 is still not reconciled with CMA. Tina made a motion to write off the \$1.32 per the attorney, absorb the late fee, the interest charge, and the processing fee with the intention of recouping all fees from the attorney. Pam seconded. Motion passed. There have been some miscommunications with CMA since we have a new contact. Tina will discuss this with CMA.

Architectural Control Committee:

No report. Sandy filed all the recent paperwork.

Activities Committee-Karlene

The card party is tomorrow. Karlene and Liz will attend. The tile left over from the remodel didn't sell at the garage sale. Bill advertised it on Craig's List and there were two inquiries, but no sale. Karlene can ask her daughter to try to sell it at her garage sale in Aurora. Sandy noted that the Activities Committee budget has been increased a bit for next year.

Directory- No report from Tina.

Equestrian – No report.

Liz reported that there hasn't been any progress on the trail markers yet. Liz made a motion to table further discussion of the trail markers until Diane provides some information to the Board. Motion passed. There was no report on the status of the sand in the arena.

Newsletter- Liz

Add the year to the file name e-mail attachment of the newsletter. Include the \$50 reservation deposit for the clubhouse and that the cleaning fee will be enforced. Anyone interested in running for the board next year should contact Pam at 303-646-3638. Sandy will send a table of legal fees for the newsletter-note that they are subject to change and that homeowners should contact the attorney to settle accounts.

Nominating –Interested homeowners should contact Pam if interested in running for the board next year.

Website – Sandy

The meeting notice and 2010 budget were posted.

Other Business

Tina made a motion to approve the resolution of Investment of Reserves. Liz seconded. Tina motioned to approve the new Reserve Study Policy. Liz seconded. Motion approved.

April talked with Gary Crosby and the end of the objection period for the water adjudication ends on Thanksgiving Day. Homeowners may start to receive paperwork for the adjudication around the first week of December.

Tina made a motion to adjourn the meeting at 8:53 pm. Liz seconded. Motion passed.

Respectfully submitted,

Liz Krupinski