

Pawnee Hills Community Association  
Board of Directors Meeting  
December 10, 2009

Board members present: Tina O'Bryan, Pam Schultz, April Osborne, and Mary Hill. The meeting was called to order at 7:15 pm. Motion was made to approve the agenda. Motion was seconded and passed.

Reading of the Minutes

Minutes of the November meeting were read. Motion was made to approve the minutes, seconded and passed.

Facility Coordinator Report

Cynthia is gathering bids for the retaining wall between the sport courts. We will have a better idea of the upcoming projects after we receive the reserve study.

We had a major pipe leak above the bathrooms because of the freeze. The pipe that froze was near an outside wall. Bill Curley contacted Tina and we managed to get the water shut off. There was a lot of water that Bill removed with his shop vac. A plumber was called and repair was made the same day. Cynthia will assess the damage and will respond accordingly.

Communications from Community Members:

Received an e-mail from Doug Gardner regarding placing a community recycle bin at the clubhouse. We responded back that there would be no control over people using the recycle bin for paint, oil, refrigerators, and miscellaneous trash. Therefore, it probably wouldn't work for our community.

Treasurer's Report-Sandy

The account balances are as follows: petty cash \$350, checking \$6,227.87, savings \$1,749.87, total operating \$8,327.74 and reserve account is \$27,996.53. The bank balance as of the end of November is \$36,324.27. The list of checks written during November was read and discussed. Tina made a motion to approve all bills as read, motion was seconded and passed.

Architectural Control Committee:

No report.

Activities Committee-Karlene

Karlene purchased the 4 \$25 gift cards for the holiday decorating contest.

Equestrian – No report.

Newsletter

Tina will be taking over the newsletter for a short time. It was suggested that we put this statement in the newsletter regarding the dues increase. "The dues

increase is a result of several upcoming major maintenance projects which will deplete the reserve funds”.

Homeowners need to assure that they are sending the correct dues increase amount and that their payments are mailed to the right address.

Also, if you haven't received your documents regarding Water Adjudication judgment please contact Petrock and Fendel.

Nominating – Pam

Leslie Varnicle volunteered to be put on the ballot for one of the board openings.

Website – Sandy

No report.

Other Business

RC Cuellar contacted Tina to let her know that she will probably be out of compliance regarding too many horses on her property. She just wanted us to know and to see if we would work with her. I told her that as soon as she knows when she thinks she will be in compliance to notify us. I will let it go over the holidays, but if I do not hear from her after the holidays, then I will contact her to see where we stand with the violation.

Robert Johnson trial date is set for January 21<sup>st</sup> at 8:30 a.m.

Motion was made to change the meeting time from 7:00 p.m. to 6:00 p.m.  
Motion was seconded, discussed and passed.

Motion was made that the meeting be adjourned, motion was seconded and passed. Meeting adjourned at 9:10 pm.

Respectfully submitted,

Tina O'Bryan