

Pawnee Hills Community Association  
Board of Directors Meeting  
January 14, 2010

Board members present: Tina O'Bryan, Pam Schultz, April Osborne, and Mary Hill. The meeting was called to order at 6:05 pm. Motion was made to approve the agenda. Motion was seconded and passed.

Reading of the Minutes

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

Activities Committee-Karlene

The decorating contest went very well and Karlene posted the winners at the mailbox shelter and we will put the information onto the website and into the newsletter. Book club will be on the 3<sup>rd</sup> Monday and the coffee club will be on the 4<sup>th</sup> Monday of the month.

Facility Coordinator Report

W-2's will be mailed out to the employees tomorrow. Cynthia is gathering bids for the retaining wall, driveway/parking lot and the median. We had a contractor come out and inspect our roof and gave a report of: "after careful evaluation they found the condition of the roof, the eaves or outside edges had significant curling due to wind and possible plywood deterioration. The main body of the roof shows some hail damage, but in our opinion would not qualify as an insurance claim".

We do have some issues with our flashing.

Retaining wall – there will be two tiers and allow for drainage. There will be stairs going to the other court. Middle bid is just under \$15,000, high bid is \$17,000 and low bid is \$13,000. If we have the low and the middle bid contractor do the work, they will give us 10% off if we give them the other work that needs to be done.

Motion was made to have JHP Enterprises, LLC do our snow removal for \$85/removal. Motion was seconded, discussed and unanimously passed.

We will wait until we receive the Reserve Study to see what they report regarding the discussed projects to determine which projects we will need to address first.

It was discussed that we bring to the community at the annual meeting the idea to remove the upper tennis court and replace it with a sand volleyball court. The cost would be significantly less to remove the court and replace it with a volleyball area than to repair the tennis court. Question was if the board has the ability to vote to remove the tennis court and replace it with a different use.

The Board went over the damage downstairs from the pipe freezing this winter. We will be replacing part of the wood flooring with tile so that if there is any water in the future, it will not ruin the wood again. Cynthia repaired the drywall and replaced it with tile. We also added vents in the ceiling in the bathrooms so that the heat will get up into the area where the pipes run and she also added insulation into the ceiling and around the pipes. This should keep the pipes from freezing again.

The baseboard heaters will have to be replaced as they break and we are looking at more efficient, cost effective units as we begin to replace them.

We are also looking into a larger fan to remove the moisture/steam from the downstairs.

Communications from Community Members:

A homeowner contacted the board complaining of a neighbor who plays his drums. He wanted to know what we could do about it. There isn't anything in the covenants that would prevent him from playing his drums. He stated we have "nuisance" in our covenants. I explained that "nuisance" is subjective. Nuisance could be someone's wind chimes. Unfortunately, there isn't anything the board can do about this complaint.

Treasurer's Report-Sandy

We received our water adjudication paperwork from Petrock and Fendel for the properties that PHCA owns collectively. We will file them upstairs. The account balances are as follows: petty cash \$350, checking \$10,434.32, savings \$1,750.08, total operating \$12,534.40 and reserve account is \$29,272.15. The bank balance as of the end of December is \$41,806.55. The list of checks written during December was read and discussed. Motion was made to approve all bills as read, motion was seconded, discussed and passed.

Motion was made to approve True Green's contract for spraying for pine bark beetles. Motion was seconded, discussed and passed.

Write offs/non recoverable funds - for the month of December were \$454.26, \$118.96 and \$66.56.

Architectural Control Committee:

No report.

Equestrian – No report.

Newsletter

Need to put the new resolution information into the newsletter.

Nominating – Pam – no report.

Website – Sandy  
No report.

Other Business

A homeowner brought up that the Elbert County Dump will take recycles.

Board Business

The board contacted RC Cuellar to see when she will be in compliance with her horses. She stated that she has never been out of compliance and that if she does end up with too many horses on her property she would contact us. The board considers this matter closed.

Motion was made to change the Resolution Regarding Policy and Procedures For Collection of Unpaid Assessments. The change was going from late fees will incur after “30 days” to “end of the month”. This will remove any problems when some months end on the 28<sup>th</sup>. The language was reviewed by our attorney and will be effective as of January 1, 2010. Motion was seconded, discussed and passed.

Motion was made that the meeting be adjourned, motion was seconded and passed. Meeting adjourned at 7:50 pm.

Respectfully submitted,

Tina O’Bryan