

Pawnee Hills Community Association
Board of Directors Meeting
March 11, 2010

Board members present: Tina O'Bryan, Pam Schultz, April Osborne, and Chuck Nichols. The meeting was called to order at 6:10 pm. Motion was made to approve the agenda. Motion was seconded and passed.

Facility Coordinator Report

Motion was made to approve the repairs/construction projects on the specific items listed below. Motion was seconded discussed and unanimously approved.

Clubhouse Siding Repair – install 2 x 8 fascia on all rake walls wrapped in trim coil and counter flashed into siding. Install drip edge on top of the 2 x 8 and create transition from current shear wall improper flashing to correct installation of siding and trim. Total price = \$3,980 (Reserve Budget).

Retaining Wall – construction scope of work will be excavation of existing dirt, along outer edge of the 140' side of court. Excavation to include removal of two steel posts, and grading site to accept retaining wall blocks. Retaining wall blocks are 8" x 18" and will be installed per manufacturer specifications. The total length of the wall will be 260 lineal feet, approximately 4.6 feet tall with two stair wells located at each end of the court. Also included will be the re-installation of the steel posts for the fence. The wall shall contain appropriate drainage to ensure wall integrity. This proposal also includes the removal of three aspen trees located in the front of the clubhouse. Also bid includes natural pruning of bushes in front of the clubhouse and the resetting of loose landscape timbers for clubhouse. Total price for the above work = \$12,000 (Reserve Budget).

Main Entry – remove two ends of main island timbers, and make 45 degree angles to ease corners and allow better turning for traffic. Patch asphalt where needed. Replace three timbers that are rotted and reset timbers as needed. Prune bushes as needed and remove one aspen tree. We will use timbers located at the barn. Total price = \$750 (Maintenance Expense).

Auxiliary Room – Remove 144 square feet of existing hardwood and replace with provided tile. Also remove baseboard affected by hardwood demo and replace with new. Total price = \$650 (Maintenance Expense).

Bathroom/Steam Room – remove and replace existing fan with high flow fan. Total price = \$275 (Maintenance Expense).

Bi-fold Door at Mechanical Room – remove and replace existing bi-fold door. Total price = \$175 (Maintenance Expense).

Communications from Community Members:

Letter from a homeowner was read. "I just wanted to drop a note of appreciation for the work that our clubhouse manager and staff put in. The Relay for Life of Elbert County held our Team Captain University on Friday evening. As usual, I was impressed by how spotless the clubhouse was when we arrived. Dinner was prepared in the kitchen, which the cooks, thank God, cleaned up (I had some residual cleaning to do on Saturday, but not much). However, because of the snow and cold, we used liberal amounts of ice melt. Too much, frankly. The entire first floor looking like foot prints of salt! We swept and mopped (once) so that it was at least sort of cleaned up. I met Cynthia at the clubhouse on Saturday morning, and got some tips for finishing the clean up. Which I used. It still took me four hours to get the floors close to respectable. Including the vacuuming and mopping the lower floor. I was completely exhausted. The fact that the clubhouse is kept in the kind of shape it is, looking as good as it does, is remarkable. I knew it was hard work, but feel that I have been given a lesson in just how hard the work is. So, my appreciation, and my thanks for Cynthia and her crew! Patty Sward.

Treasurer's Report-Sandy

The account balances are as follows: petty cash \$350, checking \$13,852.35, savings \$1,750.36, total operating \$15,952.81 and reserve account is \$31,951.35. The bank balance as of the end of February is \$47,904.16. The list of checks written during February was read and discussed. Motion was made to approve all bills as read; motion was seconded, discussed and passed.

Write offs/non recoverable funds - none.

Activities Committee-Karlene

No report.

Architectural Control Committee:

No report.

Equestrian

No report.

Newsletter

The deadline for any information for the newsletter is the 25th of the previous month. If we do not receive the information in time, it will not get in.

Nominating – Pam

No report.

Welcoming Committee – Robin Pickering and Diane Minion are working on the directory and community information.

Website – Sandy
No report.

Other Business

Leslie Varnicle asked to be appointed to the open board position. The board expressed concerns regarding her confrontational behavior at previous meetings not only to the board, but to homeowners as well. The board chose not to appoint Leslie, therefore the position remains open.

Montgomery's (1075 Pawnee Parkway) covenant violation letter regarding 5 horses on property mailed out on February 18th stating, "We discussed this matter the week of February 1st over the phone and the board requested, in writing, when you were to be in compliance. On February 8th, you advised the board that you will come into compliance by March 31, 2010. At the regular board meeting held on February 11th, your letter was discussed. Since this is your second violation and notice for the same violation the board decided to allow you 30 days from the date of this letter to correct this infraction. The first being a letter sent to you by the board on both April 24, 2006 and an additional letter sent on June 8, 2006. Please note at the end of the 30 days you will be assessed \$50 per week, per our regulations, until you have come into compliance..."

As of today, the board has not heard from the Montgomery's.

Board Business

There were corrections made by the board to the first draft of the Reserve Study. We have just received the 2nd draft for review. As soon as the board reviews the 2nd draft, Aspen Reserve will be notified and a final study will be sent out.

Motion was made that the meeting be adjourned, motion was seconded and passed. Meeting adjourned at 8:42 pm.

Respectfully submitted,

Tina O'Bryan