

Pawnee Hills Community Association  
Board of Directors Meeting  
April 8, 2010

Board members present: Tina O'Bryan, Pam Schultz and Chuck Nichols. The meeting was called to order at 6:12 pm. Motion was made to approve the agenda. Motion was seconded and passed.

Minutes

Motion was made to approve January 14<sup>th</sup> Board Meeting, January Annual Meeting, February 11<sup>th</sup> Board Meeting and March 11<sup>th</sup> Board Meeting minutes. Motion was seconded and carried.

Activities Committee

The Activities Committee will be hosting a Pawnee Pride and picnic on Saturday, May 15<sup>th</sup>. Volunteers from the community will meet at the clubhouse at 9 am and will clean up the common areas. Projects will be coordinated by Cynthia. A picnic for the workers will follow the clean up. If you have any questions please contact Karlene Herbrand, Committee Chair.

Treasurer's Report-Sandy

We received information from the State of Colorado Unemployment office regarding Cynthia Cregger since she filed for Unemployment. We responded back to them that claimant continues to be employed by PHCA in the same capacity as in previous years, there has been no change in employment with regard to PHCA.

The account balances are as follows: petty cash \$350, checking \$18,932.72, savings \$1,750.51, total operating \$21,033.23 and reserve account is \$33,289.33. The bank balance as of the end of March is \$54,322.56. The list of checks written during March was read and discussed. Motion was made to approve all bills as read; motion was seconded, discussed and passed.

Write offs/non recoverable funds – Homeowner (due to bankruptcy) write off \$1,030.13.

Need W-9 information from our contractor to forward onto CMA for their records.

CMA is requesting that we put account codes to all of the work that is being done by the contractor. Some of the projects fall under reserve codes and some are part of our regular maintenance code accounts. Sandy and the Board worked out what projects went for which account.

It was determined by the Board that Sandy Perry needs to have administrative rights to the computer upstairs so that if there are any problems she would be able to take care of those issues. The Board will contact Mike with Prominent PC

and insure that Sandy Perry has the Board's permission to work with him at any time needed regarding the computer.

CMA will be receiving the legal bills directly from our attorney, Cheryl Mulvihill. We will still receive the bills, but this will prevent us from having any lag time getting the bills paid.

Aspen Reserve Specialties will send out a hard copy of the report as soon as they receive the second half of the payment. The Board has had issues with Aspen Reserve Specialties regarding the mistakes made on the report and the problems getting the report completed on time. The Board strongly suggests that this company not be used again in the future.

Facility Coordinator Report – no report.

Communications from Community Members:

Linda Montgomery responded back on March 17, 2010. "I will be moving one of our minis to a friend's house in another sub-division so we will be down to 4 horses. We do quite a few parades during the year with our minis. You may see him at the house from time to time as we are cart training him. We want to have a team of minis instead of just the one so that we can have them pull a little buckboard – something with a little more size than just the one mini can handle. Just a little note – I understand the 4 house limit and it is also my understanding that the limit of 4 animals was put into the covenants so that the property would not be overrun by horses and the property grazed down to nothing. I think that is very important to protect our property values. I do believe to that some common sense could be used in some of these situations. Size wise it takes 4 minis to make up the size, eating capacity, etc of 1 horse. You can drive by our property during the summer and see that we have a wonderful pasture and we control the time that the horses are allowed out on the property. We aerate, fertilize and take care of our grazing areas. We have even had a person out from one of the local land management places to teach us about controlling weeds, etc. We take pride in keeping our pastures at their best as I think anybody could see that when they come by our place. We spread our manure and we even buy fly predators during the warmer months to help with the fly control. Like I said before, the only reason we wanted the 2 minis was to be able to have a little bit bigger rig in the parades. I would really appreciate it if the board could just reflect on this a little bit."

Since the homeowner has come into compliance, the board considers this matter closed.

Architectural Control Committee:

No report.

Equestrian

No report.

Newsletter – no report.

Nominating – Pam  
No report.

Welcoming Committee – Robin Pickering and Diane Minion – no report.

Website – Sandy  
No report.

Board Business

Board has been notified of homeowners complaining of rabid skunks on their property. They have reported this information to the authorities. We will continue to put this information into the newsletter.

Pam and Chuck will review the employee logs, payroll hours and reservation logs. They will work on determining why our hours keep increasing and what projects are being completed. Once they have a chance to review everything they will report their findings back to the rest of the board.

Town of Elizabeth street plan was reviewed by the Board and we will continue to get the information out to the homeowners as we receive the information.

Motion was made that the meeting be adjourned, motion was seconded and passed. Meeting adjourned at 7:35 pm.

Respectfully submitted,

Tina O'Bryan