

Pawnee Hills Community Association  
Board of Directors Meeting  
June 10, 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

The concrete patch is complete on the coping stones. The pool tile project is complete. The retaining wall project is complete except for the final clean up. The tile project in the game room is complete with the exception of the tile being sealed. The utility door was replaced and just needs to be painted. The fan was replaced. On May 9<sup>th</sup> we had no water at the clubhouse. Hier Drilling Co. was contacted and they replaced the starting cap and replaced the pressure gage on the pressure tank.

Treasurer's Report-Sandy

The account balances are as follows: petty cash \$350, checking \$20,960.29, savings \$4,750.80, total operating \$23,061.09 and reserve account is \$19,510.52. The bank balance as of the end of June is \$42,571.61. The list of checks written during May was read and discussed. Motion was made to approve all bills as read; motion was seconded, discussed and passed.

Write-offs for March 2010 were in the amount of \$1,683 for account number 4363.

Motion was made to have Weidner & Associates do our taxes and audit for 2010. Motion was seconded, discussed and unanimously approved.

Communications from Community Members:

Received an e-mail from Steve and Tammy Neuman. "Hi Tina. You are probably aware that a barn collapsed on itself, and a beat up orange truck on Cherokee Trail during a windstorm 4-6 weeks ago. That windstorm also broke windows in our SUV, which we had repaired within two days. We are concerned that nothing has been done to repair, replace or remove that "eyesore" from our everyday view. Please advise us as to what steps are being taken by the HOA to ensure that this situation is resolved in a timely manner. We live in a beautiful community; we don't live in a slum or in a war zone".

I replied back to them "We sympathize with your frustration, unfortunately, however the covenants of the HOA give us no authority in this area to correct this situation. If you believe that the horses are in danger you have the option of contacting Elbert County Animal Control at (303) 621-2027. Please feel free to review our covenants and bylaws which are posted on the website at [www.pawneehillshoa.org](http://www.pawneehillshoa.org)."

Activities Committee – Karlene – no report

Architectural Control Committee – Pete - no report

Equestrian – RC - no report

Newsletter – Tina – no report

Nominating – Pam – no report

Welcoming Committee – Robin Pickering and Diane Minion – no report

Website – Sandy

Our audit is posted on the website.

### Open Forum

We had visitors from Cimmaron who came to the meeting. They wanted to make the board aware of an incident that happened last week about 2:30 pm. There were two riders and they reported that “they thought they were on an easement and we were about 75 feet away from the road and a lady came out of her house, her name is Leslie Varnicle. We thought we were on the trail and she came running out of her house and yelling vulgarities said we were under arrest, stop you are trespassing, get off my property, we said we thought we were on the trail and did we make a mistake. We asked her to lower her voice so she didn’t scare the horses. She asked us to get off of our horse, so we got off the horses and started to walk with the horses. She then kept vacillating saying “stop you are under arrest”, then “get off of my property”. We tried to clarify things. Then she said she was going to pull a gun on us, she put her hand to her back and she threatened to shoot us. We turned to walk away from her to get the horses to the road. We said that if you shoot us in the back you will really have a problem. When we returned home we filed a report with the sheriff. The concern for us is the safety of others especially children.”

The board was very concerned and told them that we were aware of other incidences from other homeowners regarding Leslie Varnicle. We thanked them for coming to us with this situation and asked that they keep the board posted regarding the results from the sheriff’s department.

### Board Business

April was wondering if we have a plan upstairs on where the septic covers were located and when the last time we had it pumped. We will need to research to see if we have that information.

We are finding that homeowners are using the trash can at the mailbox shelter for their personal household use. We will need to put something into the newsletter notifying homeowners that the trash can is not for their household use.

Motion was made that the meeting be adjourned, motion was seconded and passed. Meeting adjourned at 7:05 pm.

Respectfully submitted,

Tina O'Bryan