

Pawnee Hills Community Association
Board of Directors Meeting
August 12, 2010

Board members present: Tina O'Bryan, April Osborne, Pam Schultz and Chuck Nichols were present. The meeting was called to order at 6:30 pm. Motion was made to approve the agenda. Motion was seconded and passed.

Facility Coordinator Report

Cynthia was unable to attend so Chuck gave Cynthia's report. The cleanup of the retaining wall project is scheduled for Friday, August 13th. The weed problem continues even though there is a weed barrier in place, it will need to have regular maintained spraying. The locksmith that volunteered to replace the main gate lock has the keys; however, I have not spoken to him again because he was on vacation. If the locksmith that volunteered does not replace the latch by the end of the month, I will call Acoma.

The outlet closest to the pool in the pavilion is no longer functional. The estimate for replacing the light at the corner of the pool is around \$1,300. It is not to code according to two electricians and this price includes both trenching and replacement. The logs and time sheets are in the drawer in the document room for the board. The push mower quit starting and needs to be taken in for repairs; the riding mower needs to go in for preventative maintenance. The vandalism that had been occurring has stopped, including the issues with the sauna. There is still additional cleanup occurring from pool parties. We have had no further issues with the drain backing up; however, eventually the line will need to be dug up and the section of pipe that is causing the problem will need to be replaced. People are flushing paper towels and other objects down the toilets.

The restroom sinks needs to be re-caulked. We have not had a fire inspection in a year and a half and I left several messages and provided my cell phone number for them to contact me. Also, the women's bathroom door needs to be replaced.

Equestrian

December 2009 was the last posting of a trail ride in the newsletter and November 2008 was the last report received from RC Cuellar of the Equestrian Committee, therefore Diane Minion has volunteered to head the Equestrian Committee. Diane reported that Jeff has removed some of the sand in areas that were way too deep. He has mowed around the barn and has trimmed. We have two 16' panels that need to be replaced and a new horseman's gate needs to be installed. Diane will assess panels and items that need to be either replaced or repaired. Motion was made to provide the Equestrian Committee, not to exceed \$800 for the repairs and improvements to the arena and round pen. Motion was seconded and unanimously passed. It was discussed to post some equestrian rules at the arena.

Rudy Lowman will be starting to put together the trail markers. Rudy will put one together as a sample to present to the board.

Treasurer's Report-Sandy

The account balances are as follows: petty cash \$350, checking \$24,378.38, savings \$1,751.09, total operating \$26,479.47 and reserve account is \$22,182.35. The bank balance as of the end of July is \$48,661.82. The list of checks written during July was read and discussed. Motion was made to approve all bills as read; motion was seconded, discussed and passed.

No write-offs to approve this month.

Communications from Community Members:

Open Forum:

A homeowner attending asked why they were charged a late fee. CMA charges a late fee for any outstanding balance. CMA charges PHCA this fee and this fee is passed onto the homeowner that has incurred the fee.

Board Business:

Homeowner's household trash is being placed in the trash can at the mailbox shelter. We will put a notification in the newsletter informing the community that the can is only there for junk mail and not for household trash.

Motion was made to adjourn the meeting, motion was seconded and passed.
Meeting adjourned at 8:35 pm.

Respectfully submitted,

Tina O'Bryan - Secretary