

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

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

Activities Committee:

The committee is requesting \$700 for their budget for 2011. The Christmas decorating contest information needs to be put into the newsletter.

Treasurer's Report-Sandy

The account balances are as follows: petty cash \$350, checking \$19,345.60, savings \$1,751.38 total operating \$21,096.98 and reserve account is \$24,855.23. The bank balance as of the end of September is \$46,302.21. The list of checks written during August was read and discussed. Motion was made to approve all bills as read; motion was seconded, discussed and passed.

Total write off for September is a processing fee \$20.

After reviewing the financials and proposed budget numbers and due to major maintenance issues, motion was made to increase the dues 5% to \$52.32. Motion was seconded, discussed and passed. We will put in the newsletter that we will discuss the increase at the next meeting.

Facility Coordinator Report

I am waiting for the pool to be winterized before I start any projects on the list from last month. The pump capacitor for the well at the barn has been repaired; it was less than \$500 to fix.

We have bids for the boiler for the pool. Arapahoe Pool is \$5,450 and BC Building Services will match any other bid given to us. The companies recommend that we don't winterize over a problem. Motion was made to go with BC Building to replace the boiler contingent upon if they will match Arapahoe Pool's bid and maintenance fees. Motion was seconded and discussed. Motion was passed.

All of our inspections have been done. We have replaced one of our exit signs and the fire extinguishers are in compliance.

Equestrian - No report.

Newsletter

Lights and heat are being left on at the clubhouse – need to put something in the newsletter.

Nominating Committee: no report

Open Forum:

The meeting regarding the paving of Pawnee Parkway went well. There were about 20 homeowners who showed up for this meeting and we will continue to gather information and put the updates into the newsletter.

Board Business:

If a homeowner reserves the clubhouse and do not clean up after themselves, then we will give the homeowner a chance to come back to clean or we will keep their deposit.

We received an opinion from Mulvihill & Fruhwirth, P.C. (our attorney) regarding Directors' Terms of Office. The question was asked "What happens to the directors whose terms expire if there is not a quorum at the annual meeting?" The just of the opinion was "If there is not a quorum to hold an election, the meeting keeps being adjourned until there are enough votes for a quorum. In the meantime, the directors continue to act with full authority until their replacements are duly elected and have held their first meeting."

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

Respectfully submitted,

Tina O'Bryan - Secretary