

Pawnee Hills Board of Directors Meeting  
August 11, 2011

Board Members Present: Tina O'Bryan, Pam Schultz, April Osborn. Meeting called to order at 6:15. Motion made to approve the agenda. Motion seconded and approved.

Motion made to appoint Andrea Garnhart to board position. This position will be held until the next annual meeting/election in January. Motion seconded and approved.

Communication From Homeowners: Letter from homeowner Beth Villery, 35504 Cheyenne Trail. She is working with a group of volunteers that build homes and they would like to park their RV's on her property during this 6 week period. There are no covenants against this but she was referred to contact Elbert County regarding county rules and that she also contact her neighbors so that they are aware. Letter from homeowner Kathy Thomas regarding conditions at the pool. States there was trash, clothing items and general disarray in the pool area. Also noted there were a lot of bugs in the pool. Board discussed the fact that the pool and area surrounding the pool are cleaned daily. Agree that it is the responsibility of each homeowner and their guests to clean up after themselves. A letter from homeowner Carol Chandler regarding the water temperature in the pool. A repair has been made to the heater since this time. Notified by Linda Montgomery, 1070 Pawnee Pkwy that she will have one extra horse on her property but will be gone within 30 days. Glenda White has renters on her property that mistakenly cut the neighbors tree told this will be settled in small claims court.

Treasurer's Report: Sandy Perry. Bank balances for period ending July 2011. Petty cash: \$350.00, Checking acct: \$16,406.73, Savings: \$31, 744.11, Total Operating: 48, 501.14, Reserve fund \$38, 687.25.

Bills for July read and approved and seconded.

Facility Coordinators Report: We have changed our phone, internet, VM service to Qwest in order to improve communications with homeowners. Obtaining market evaluations for ongoing repairs needed to facilities. Noted that any handyman must have liability insurance and meet requirements to work on facilities. Chris Foster has been hired to do this maintenance. Will remove bridge, tear out damaged base and trim from sewer backup. Will reset fence post, and repair other fencing and benches, repair siding and roofing on pump house, make repairs at mailbox, paint lower level of club house with water resistant paint. Wood Protectors coming to stain/seal pool deck and fencing. Pool heater is working great now, temp has been increased to 84 degrees. Continue to have vandalism at pool. When possible guests at the pool are being monitored for possible problems at the pool. Request made for a locking dumpster at the clubhouse since the current trash can is not large enough during peak times. Pool has had a lot of use this summer, suggestion made to limit number of people allowed in the pool area at one time due to safety concerns.

Suggestion to re-key pool, clubhouse prior to next summer.

Pool to officially closes on September 19<sup>th</sup> 2011.

In process of acquiring new signage reflecting new rules for pool area.

Fire inspection complete, to come into compliance we need a cabinet for flammables. Need to get fire extinguisher charged and or replaced. Motion made to get cabinet, motion seconded and approved. New link on website for reservations. Discussion on what to do with sport court. Suggestions made to cover with dirt or with recycled asphalt.

Architectural Control Committee: Discussion regarding home on Belgian Trail with unapproved loafing shed, deemed unsafe. Pete spoke with homeowner and they agree to tear it down.

Activities: Karlene Herbrand

Equestrian: Diane Minion. The round pen has been replaced and with usable panels a new small pen has been erected. The thought is that homeowners will use the small pen and not leave horses in the arena unattended. The barn has been assessed and please note that lots of nails need to be hammered back into barn siding. Siding also needs a coat of sealant/paint. Some of the tee posts do not have caps, permission given to put caps on the tee posts. Suggestion made for walkers to build a set of stairs for those that walk the west perimeter of the lot also need to modify terrain/trim trees for safety of horses and riders. Need volunteers to put up south west fence. Many posts stored in barn-is it ok to use them. Arena needs a lot of work. Split rail fence in poor condition. Investigating options to replace fence surrounding arena. Request made to haul away trash surrounding barn. Discussed survey and attempt to open trail. Due to telephone pole/utility easement, property lines, pen and guide wires it will not be possible to open trail.

Newsletter: Discussion to put recipes in the newsletter. Decision made to put recipes on the website and not in the newsletter. Notice put in newsletter for any insured/bonded contractor interested in contracting work needed at PH facilities to contact Cynthia. Still have openings for board member, secretary and volunteer for the newsletter. Pool closing Monday Sept 19. Thanks to homeowners who have kept their easements mowed. School bus safety to be included in newsletter. Directory available by email upon request.

Board Business: Public auction for Moe's (Sioux Trail) house to be held on 9/14. Bennett's house still owned by the bank. Two covenant violation letters to Glenda White and Matt Schettig. Both have visible dumpsters on their property and need to remove from view within 30 days. Covenant violations summary sheet has been updated. Elbert county has a new rubbish ordinance and if homeowners have complaints they should contact Elbert County. Car accident on the corner of CR 5 and Pawnee Pkwy. Suggestion made to contact the County and have this be a 3 way stop or to place caution sign to encourage slowing down. Board suggests that the homeowner contacts the county. Cynthia to look into having trees/plants trimmed surrounding mail box shelter.

Nominating Committee: Pam Schultz .No news.

Welcoming Committee: Robin Pickering. Final directory emailed to Robin.

Open Forum: None

Motion Made to adjourn meeting. Motion seconded and passed. Meeting adjourned.

Respectfully Submitted,

Andrea Garnhart  
Board Member