

Pawnee Hills Homeowners Association  
Board of Directors Meeting  
October 13, 2011

Meeting called to order at 6:10pm. Motion made to approve the agenda. Motion seconded and approved.

Board Members Present: Tina O'Bryan, Pam Schultz and April Osborn

Treasurer's Report: Sandy Perry. Petty cash needs to be reconciled on a monthly basis. Working on getting certificates of insurance from the contractors we use to our auditors. There were two outstanding payroll checks. Sandy will research and get back to the board with the results. Bank balances: Petty cash \$350, Checking \$34,757.67, Savings \$31,757.67, Total operating \$67,071.92, Reserve \$3,635.52, Total \$67,071.92.

The bills were read and approved. Write offs for the month of September, Homeowner A, Attorney fees-\$753.78, Late fees and interest-\$644.32, Processing fees-\$270.

Facility Coordinator: We are waiting on a flammable cabinet. Have completed many of the repairs on the pool and clubhouse as previously approved. Cynthia is working with Teresa at Arapaho Pool to get the final total amounts and payment schedule for the pool repairs.

There have been reports of mice in the club house and measures have been taken to remove the mice.

Equestrian: Diane Minion. Concerns regarding hazards on the riding trails, need trees trimmed, stairs built for pedestrian on side of barn. Set the budget at \$2,000 for 2012. Motion made to approve equestrian budget, seconded and approved.

Activities: Karlene Herbrand. Fall Festival is this Saturday at 6:00 pm. Activities will have spent \$600 this year but would like to budget \$700 for next year. Motion made to approve activities budget for next year, seconded and approved.

Newsletter: None

Nominating: Pam Schultz-None

Website:-Have requests for recipes to be added to website.

Welcoming Committee: Robin Pickering- New residents have been forwarded to Robin so that she may welcome them. Sandy updates the directory.

Board Business: Discussed ongoing dumpster violation with homeowner Matt Shettig. Letters are being sent from our attorney. Homeowner to be notified and fines to be assessed as of 30 days notice as put forth in the rules and regulations. Motion was made and seconded and passed to impose \$50 per week fine beginning October 16. Several properties in different stages of bankruptcy and bank ownership. Discussion regarding projected upcoming repairs and maintenance. Discussion regarding increasing dues for 2012. Budget approved for 2012. Motion made to increase dues to \$54.94 for 2012. Motion seconded and passed.

Communications From Community Members: A homeowner called for completed documentation regarding payment of HOA dues/late fees. Tina to confirm that all paperwork has been completed. Several emails from homeowners that have failed to pay HOA dues on time, accrued late fees and they feel like Pawnee Hills HOA should show leniency. It is the position of the HOA that the policy is fair for everyone and that everyone should assume personal responsibility for paying all their bills on time. The late fee policy is as stands.

Open Forum: None

ACC: None

Motion Made to adjourn the meeting. Motion seconded and passed.

Respectfully Submitted,  
Andrea Garnhart  
Board Member