

Pawnee Hills HOA  
Board of Directors Meeting  
February 14, 2013

Meeting called to order at 6:08 pm. Motion made to approve the agenda. Seconded and approved.

Board members in attendance: Tina O'Bryan, Dennis Brown, Ginger Wood, Pam Schultz, Andrea Garnhart

Treasurers Report: Sandy Perry-Bank Balances as of the end of January. Petty Cash \$350, Checking Acct. \$40,858.25, savings acct. \$31,821.72, Reserve. \$25,240.32, Total operating \$98,270.29. Bills read and approved as read. Two write offs for processing fees Homeowner 1- for \$60.00, Homeowner 2- \$60.00. Notice of hearing of foreclosure received in the mail. State Farm notified us of being cancelled due to not receiving workman's comp audit. Arrangements made to complete audit and case will be reopened and completed and we will not have a lapse in insurance. Sandy to be handling audits from this time forward regarding contractors. Petty cash to be reconciled. Questioning an invoice to Clark Willhelm October 6, 2012, \$35.00- will discuss with Cynthia regarding purpose.

Facility Coordinator: No report.

Activities: Received calendar for 2013 activities.

Nominating committee: None

Equestrian: None

Website: None

Newsletter: None

Welcoming Committee: None

Board Business: Discussed missing minutes- October 13 2011, May, 10, 2012, June 14, 2012 July 2012 September 2012, October 2012 and annual meeting, January 26, 2013. Discussion about requirements needed to hold annual homeowners meeting.

House bill 1237-Changing rule and regulations regarding copying of records and making HOA records available to homeowners on request. Motion made to have Cheryl Mulvihill, our attorney, update the Pawnee Hills rules and regulations to reflect the changes.

Communication from Homeowners: Linda Montgomery contacted Tina on December 27, 2012 advising of an extra horse on her property and would like permission to have 5 horses for 60 days. Board advises that this is against the covenants of Pawnee Hills and as such it is not within the power of the board to make an exception even for a limited time. Motion was made and discuss to not allow exceptions to our covenants even for a short period of time.

Discussed estimate received for pruning of trees at Pawnee Hills entrance/mailbox shelter. Will discuss at next meeting.

Discussed the need to have a system in place to call an emergency board meeting. Was decided that a meeting can be called at any time and discussions can be had via email and or telephone. Discussed possibility of placing signage in Pawnee Hills for safety, like slow down-children at play etc.... Will contact county regarding regulations of placing signs. Notice to be placed in monthly newsletter to remind people to slow down.

ACC: None

Open Forum: None.

Motion made to adjourn meeting at 7:10 pm, motion seconded.

Respectfully Submitted,

Andrea Garnhart  
Board Member