

Pawnee Hills HOA
Board of Directors Meeting
October 10, 2013

Meeting called to order at 6:05 pm. Board members present: Tina O'Bryan, Pam Schultz, Ginger Wood and Andrea Garnhart. Motion made to approve the agenda. Motion seconded and approved.

Open Forum: None

Approve Minutes: None

Report from Facility Coordinator: Need to upgrade doors in the clubhouse to bring up to code per the fire marshall. Cynthia getting bids. Motion made approve up to \$5,000.00 for bringing clubhouse doors up to code. Motion seconded and approved. Also getting bids for new roofs on clubhouse, pavilion, barn and mailbox shelter. One bid received will give a 10% discount if all roofs completed at the same time. Continuing to discuss the barn and whether it should be re-roofed or a new barn built. Cynthia will be getting 2 additional bids for the roof replacement. Motion made to approve up to \$15,000.00 for replacement of roofs on clubhouse, pavilion and mailbox shelter. Motion seconded and approved.

Communications from Homeowners: None

Report From Treasurer: Sandy Perry: Bank balances for period ending September 2013.
Petty cash: \$350.00, Checking: \$21,343.55, Savings: \$61,894.26, Reserve Fund: \$37,014.93,
Total funds: \$120,602.74. Bills read and motion made to approve the bills, seconded and approved.
Write offs for the month of September - none.

Architectural Control Committee: None

Activities: Family fall festival will be held on October 29 and the holiday decorating contest will be judged on December 20, 2013.

Equestrian: None

Newsletter: To include language regarding the need for approval from the ACC prior to ANY property improvements. Will also ask for community input regarding the barn- should we repair the existing barn or put up a new one?

Nominating: None

Website: Repairs and software updates have been completed and website is fully operational.

Welcoming/Directory: Packet nearing completion.

Board Business: Covenant violation at 1213 Pawnee Pkwy is being assessed \$50 per week penalty, all records sent to attorney Cheryl Mulvahill.

Homeowner 'A' is asking that all late fees and interest be waived and states the letters were never received from CMA regarding past due HOA fees. This is currently being handled by our attorney

Cheryl Mulvihill. Motion made to not waive late fees and interest. Motion seconded and approved. HB 1276 is effective January 1, 2014 regarding Debt collection procedures. CMA and attorney Cheryl Mulvihill are working to bring this into compliance prior to January 1, 2014.

Board is discussing budget for 2014. We will continue discussions at the next board meeting. The annual meeting will be held on January 25, 2014. Tina, Pam and Andrea are up for re-election.

Working on new language for ACC rules and regulations to add “continuity of construction” that primary residence needs to be completed first and project needs to be completed within 180 days so that our rules and regulation reads the same as our covenant.

Motion made to adjourn meeting, seconded and approved. Meeting adjourned at 7:20 pm.

Respectfully Submitted,
Andrea Garnhart, Board Member