

Pawnee Hills HOA
Board of Directors Meeting
December 12, 2013

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

Open Forum: None

Report from Treasurer: Sandy Perry: Bank balances for period ending November 2013. Petty cash: \$350.00, Checking: \$28,843.58, Savings: \$61,914.60, Reserve:\$39,960.33, Total Funds:\$131,068.51. Bills read and motion made to approve the bills. Motion seconded and approved. Write offs for the month-Homeowner A, assessment write off for the month of October-44 cents. No write offs for November.

Communication from Community Members: None

Report from Facility Coordinator: Asking Elbert County building commission to look at barn structure. Waiting for appointment. We need to determine if the barn is structurally sound before we decide to repair the roof. New doors ordered and scheduled to be installed. Still obtaining bids for tree pruning. Motion made that we not exceed \$4,000 for tree/shrub pruning. Motion seconded and approved. Will be getting bids to upgrade wood burning stove to a gas fireplace.

Architectural Control Committee: Covenant violation letter sent to Homeowner B to notify homeowner they did not submit plans for shed they are building. Since then, homeowner has submitted plans to ACC. Paint samples reviewed by board tonight. Appropriate colors approved and will be sent to homeowner.

Activities: Christmas decorating contest to be judged this month. Three winners to receive a \$25 gift card.

Equestrian: None

Directory and Welcoming: Still in progress.

Newsletter: Problem with the format of the newsletter once it goes to the Elizabeth Business Center. Tina and Ginger to troubleshoot this. Reminder of January 25 homeowners meeting to be mentioned in January Newsletter.

Nominating: None

Website: None

Board Business: Motion made to approve the 2014 budget. Motion seconded and approved. Annual meeting to be held on January 25, 2014. Board members up for election are Tina, Andrea and Pam.

Board will be looking into new furniture for the clubhouse.

Pawnee Hills is due for an updated reserve study. Tina will contact appropriate company for estimate

for this service.

Mailbox shelter has been decorated for the holidays. Some of the decorations have already been stolen.

Covenant violation at 1213 Pawnee Parkway for Continuity of Construction, they have received appropriate notification and they are being charged fines. It is going through the appropriate process.

Rules, Regulations, and Resolutions are being reviewed for clarity. Looking at ACC rules to expand the Continuity of Construction to state that primary residence to be completed first and to put in specific language stating neutral colors. Also to review conduct of meetings to be clear that no voting will be done without first notifying the community. Proxies will need to be sent out to the community before all homeowners meetings. Conduct of meetings for Open Forum to be changed to the beginning of HOA meeting. Cheryl Mulvahill working on new HOA debt collection rule and regulation and will be in place as of January 1, 2014.

Board would like to reward the volunteers that do so much for Pawnee Hills year round, NOT board members, for their service to the community. Will contact CMA regarding legality of this.

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

Respectfully submitted,
Andrea Garnhart, Board Member