

Pawnee Hills Community Association  
Board of Directors Meeting  
January 9, 2014

Meeting called to order at 6:02 pm. Board members in attendance; Tina O'Bryan, Pam Schultz, Andrea Garnhart and Ginger Wood. Sandy Perry, Treasurer also in attendance. Motion made to call meeting to order-seconded and approved.

Open Forum: Resident from 1213 Pawnee Pkwy here to discuss ongoing construction on his property and to voice opinion regarding boards action due to non completion of construction. The board explained that it has no choice but to enforce the rules as put forth in the covenants. Homeowner referred to HOA attorney, Cheryl Mulvihill.

Approve Minutes: Minutes from 8/2013, 9/2013, 10/2013, and 12/2013 completed and approved.

Report from Facility Coordinator: New doors to be installed in the next two weeks. New bid needed for servicing of apple trees.

Communications from Community Members: None

Report from Treasurer: Bank balances, Petty cash: \$350.00, Checking: \$ 35,531.19, Savings: \$61,925.45, Reserve Acct: \$ 41,432.30, Total: \$139,240.34. Bills read and motion made to approve the bills. Seconded and approved. No write offs this month.

Architectural Control Committee: No report.

Activities: Weekly coffee date may change. Looking into coordinating annual garage sale to coincide with neighboring communities.

Equestrian: No report.

Newsletter: Covenants language being included in the newsletter each month to help keep the community better informed. Information regarding the new rule and regulation regarding delinquent accounts as dictated by the state of Colorado to be included in the next newsletter.

Nominating: None

Welcoming: New directory complete and to be turned over to Robin Pickering. Robin to resume the personal welcoming of new residents.

Board Business: Cynthia Cregger has submitted her letter of resignation effective on January 21, 2014.

Continue to work on ACC rules and regs regarding continuity of construction and the conduct of meetings.

New rules coming from the state to be addressed as needed. New rules regarding collection of delinquent accounts effective January 1, 2014.

Motion made to have Aspen Reserve Specialties do a reserve study, level two with a 7 week turnaround

for \$1,880.00. Motion seconded and approved.

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

Respectfully submitted,  
Andrea Garnhart