

Pawnee Hills HOA
Board of Directors Meeting
February 13, 2014

Meeting called to order at 6:20 pm. Board members present Tina O'Bryan, Pam Schultz, Andrea Garnhart and Ginger Wood. Motion made to approve the agenda. Motion seconded and approved.

Open Forum: None

Approve Minutes: None to approve at this time.

Report from facility coordinator: Discussed options of metal roofs and bids for clubhouse, pavilion, mailbox shelter, pool pump house and barn. Motion made to contact insurance for a claim estimate, motion seconded and approved. Motion made to contract with Fleming Roofing for new roofs. Details to be finalized following contact with the insurance company. Fleming also to repair damaged siding at time of roof replacement. Arranging for quotes on gas fireplace and installation of sprinkler system as well as walkway from parking lot to pool gate.

Communication From Homeowners: None

Report from Treasurer: Sandy Perry, treasurer: Bank Balances as of January 31, 2014. Petty Cash \$350, Checking \$38,278.40, Savings \$61,935.96, Reserve \$41,966.89, Total operating \$142,531.25. There was a small amount of money collected for keys distributed to homeowners. This money has been forwarded to CMA and petty cash is reconciled.

Bills read and motion made to pay the bills as read. Write offs for the month: None. 2013 Taxes have been completed and filed. Tina will get the new rules and regulations to Sandy for posting to the website. Sandy to look into new software for the reservation calendar for easier management. Sandy to get a list of new homeowners as of one year ago to Robin for the welcoming committee.

Architectural Control Committee: None

Activities: Coffee club moving to the last Monday of the month except for May, the coffee club will held on May 19, due to the holiday.

Equestrian: Homeowner complaint that they are unable to ride through the trails on some properties. The "Trails" are easements not specifically riding trails. Also it is up to the homeowner to maintain the easements.

Newsletter: Sandy to be responsible for all aspects of getting the monthly newsletter out to the community. Item to be placed in the newsletter to remind homeowners that they are responsible for their guests that use the facilities.

Nominating: None

Website: None

Welcoming: Robin Pickering to be following up and welcoming new homeowners for the past year.

Board Business: Suggestion made to put proxy for the July homeowners meeting on the website and in the newsletter. Board has decided to put a notification of the meeting in the newsletter but no proxies to be included in the newsletter or on the website. The proxies will be mailed as they have been in the past. Plan is to have posters put in mailbox shelter advertising the homeowners meeting in advance. Board is developing an updated reservation form. New resolution regarding prohibition of marijuana use on any property owned by the association seconded and approved. Motion made to approve resolution regarding conduct of meetings change regarding proxies. Proxies may be given by any owner to be used to obtain a quorum for any meeting and may be used to vote or otherwise act for a member, however there will be no vote unless the entire community has been informed by mailing prior to any vote. Motion seconded and approved. Motion made to approve resolution regarding continuity of construction seconded and approved. New resolutions being worked on regarding transfer fees, and a new resolution regarding inspection and copying of association records.

Motion made to adjourn meeting at 7:35. Motion seconded and approved.

Respectfully submitted,
Andrea Garnhart