

Pawnee Hills Community Association
Board of Directors Meeting
March 13, 2014

Meeting called to order at 6:15 pm. Board members in attendance: Tina O'Bryan, Ginger Wood and Andrea Garnhart. Motion made to approve the agenda, seconded and approved.

Open Forum: None

Approve Minutes: No minutes to approve at this time.

Report from Facility Coordinator: A claim was made for damaged roofs and PHCA will receive \$13,792.34 for replacement. Have contracted with Fleming Construction to replace roofs on the clubhouse, barn, mailbox shelter, pool pavilion and pool pump house at a cost of \$30,273. Hickory Moss color was chosen by board. The old furniture is being picked up by charity next week. Existing appliances are to be moved downstairs and new appliances being purchased for upstairs. A gas line has been installed for the new fireplace as well as for a gas grill to be put on the back deck. New grill will be purchased. Motion was made to approve installation of a 20 zone sprinkler system by SMS Sprinkler Co. at a cost of \$12,000. This work will commence sometime in May or early June. Motion was made seconded and approved. The new lock on the front door is broken; the locksmith will be out this week to repair. Entrance can be gained by using the lower back door. The Elizabeth Fire Department has determined our new occupancy limits; Upstairs 136 people, Downstairs 36 people. All deadbolts need to be removed from the new doors with panic hardware per fire code. Will acquire estimates for blacktop of the parking lot, a walkway from the parking lot to the pool gate, a patio for the lower level of clubhouse, a security/camera system for the clubhouse, pool and mailbox shelter and estimate to repair/replace fence and railing at the arena. Looking into the possibility of having a shaded seating area at the arena.

Communication from Homeowners: None

Report from Treasurer: Sandy Perry: Bank balances; Petty Cash \$350.00; Checking \$40,591.62; Savings \$61,945.45; Reserve \$34,746.35; Total \$137,633.42. Bills read and motion made to approve the bills as read. Motion seconded and approved. No write offs for the month. The yearly audit for 2013 is complete and the books are in order. Board approves entering into an agreement with Weidner & Associates to complete the taxes and audit for 2014 for a fee of \$1,630.

ACC: None

Activities: Easter egg hunt scheduled for next month.

Equestrian: None

Newsletter: New reservation form to be posted when update is complete.

Nominating: None

Website: None

Welcoming: Robin to contact and welcome new homeowners and will go back 3 years to capture new residents. Robin has put together welcome baskets with community information and a welcome treat.

Board Business: Jim Garnhart hired as facility coordinator. The level 2 Reserve Study is complete and the board has determined that it is correct. Motion made to approve the Level 2 Reserve Study,

seconded and approved. The clubhouse reservation form is still being formulated. Board is planning to purchase a banner and signage to be posted at mailbox structure to notify homeowners of meetings. Facility Coordinator will get quotes for the banner. Ginger will contact a homeowner that expressed interest in making signs for posting under the glass at the mailbox shelter. New furniture has been purchased for upstairs and downstairs. Still need to purchase a television as well as rugs and artwork to complete upgrade.

Motion made to adjourn meeting at 7:50 pm. Motion seconded and approved.

Respectfully Submitted,
Andrea Garnhart, Board Member