

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

Meeting called to order at 6:10 pm. Board members in attendance; Tina O'Bryan, Ginger Wood, Pam Schultz, and Andrea Garnhart. Motion made to approve the agenda. Motion seconded and approved.

Open Forum: Homeowner Doug Gardner present to express his frustration regarding harsh language contained in the letter sent to homeowners regarding late payment of monthly dues. The response by the board is such that the language in the letter serves a legal purpose and the information contained is meant to inform homeowners the consequences of nonpayment. In fact, the letters have been proven to be useful in past court cases and lawsuits. The board agrees to review the letter with the legal department and attempt to soften the language within. Mr. Gardner also expressed concern with the condition of some homeowner's properties and what can be done to encourage homeowners to maintain and or improve their property since the poor appearance of some properties affects the value of surrounding homes. The board's response is that we respond to covenant violations that have come to the attention of the Board by homeowners and those complaints that do not fall under the covenants need to be referred to Elbert County. It is the responsibility of the homeowners to come to the Board or go directly to the County.

Another homeowner present interested in the 2015 budget and curious as to where the money goes. Homeowner has been referred to the current reserve study and how it serves to project necessary replacements and repairs to the facility. The board evaluates all recommendations and then prioritizes what to plan for the coming year and beyond.

Bill Curry also attended the meeting to address his concerns over the money to be spent on the new windows. It is his opinion that the windows are not broken and therefore do not need to be replaced. Also, the benefit to be gained, (decreased electric heating bills) will take a long time to be recognized. Homeowner also feels that the newsletter is not an adequate means to inform homeowners of important upcoming issues. The response of the board is that the newsletter is sent monthly to every homeowner in Pawnee Hills and has consistently been the means by which the community is notified of events. As far as the windows, the reserve study has recommended replacing them for many years and since they are the original windows from 1974 they are in need of replacing.

Treasurer Report: Bank Balances: Petty Cash \$350.00, Checking \$8,883.40, Debit Card \$294.10, Savings \$57,025.78-Total operating= \$66,553.28. Reserve accounts, Replacement fund, \$19,401.85, Total reserve, \$19,401.13 for a total of \$85,955.13. The bills were read and motion made to approve the bills seconded and approved. There are zero write offs for the month. The workman's comp audit is complete. Tina will follow up on payment from State Farm insurance for reimbursement for new roofs. Debit card accounts have been set up and cards issued to Tina O'Bryan, Jim Garnhart, and Sandy Perry.

Regularly recurring automatic payments will be taken from the Treasures card. All charges made against the cards are to be reconciled with receipts forwarded to the Treasurer.

Facility Coordinator: Continuing discussion regarding sealing the tile in the steam room. Miracle Method comes with a 25 year guarantee. Motion made to use Miracle Method Sealant finish on steam room seconded and approved.

The alarm system is currently being installed. The codes will be given to board members to deactivate alarm upon entry to clubhouse. The electrician will be coming this week to wire 2 indoor cameras and

4 outdoor cameras.

The downstairs door that grants access to the sauna, steam room and bathrooms will not be alarmed but there is a camera to monitor that hallway.

Signs will be ordered and placed to advise homeowners that they are under surveillance when they are on the property.

Billing for Direct TV has been corrected and the new monthly fee is \$34.99. However, it is noted that this package does not include any music channels and there has been feedback from the community that they would like music channel choices. Facility coordinator will change package to include some basic music channels.

We are currently in the process of purchasing a new computer for Board/Clubhouse use. New Gmail accounts to be set up.

Drop box to be installed at Clubhouse for depositing of rental agreements and deposits for clubhouse use.

Snow plow services have been arranged for clearing of snow at the clubhouse for this winter.

Minutes: Missing minutes from March, May, August, September and October. Andrea will research and locate minutes and then forward them to Tina.

Communication from Community Members: None

ACC: None

Activities: Fall festival was well attended last month. Christmas lights contest is coming up in December.

Equestrian: New poles have been purchased and put in place at the arena.

Newsletter: The board has decided to no longer offer advertising to be purchased and put in the newsletter. Motion made to cancel this service seconded and approved.

Website: None

Welcoming/Directory: None

Board Business: Motion was made to approve the 2015 Budget. Seconded and approved. There was some discussion regarding zoning in Pawnee Hills. Beginning research is showing 51 lots zoned RA-1 and the rest zoned PUD. However it is established that the Covenants of the HOA are the zoning rules. This has caused difficulty for the homeowner at 1213 Pawnee Pkwy to get a building permit to build his home. Cheryl Mulvihill, attorney that represents Pawnee Hills is working on this matter and the board is waiting for clarification from Elbert County regarding this situation.

Motion made to adjourn the meeting seconded and approved. Meeting adjourned at 8:10 pm.

Respectfully Submitted,

Andrea Garnhart, Board Member