

Pawnee Hills HOA  
Board of Directors Meeting  
February 12, 2015

Meeting called to order at 6:14 pm. Board members present Tina O Bryan, Pam Schultz, Ginger Wood, and Andrea Garnhart. Motion made to approve the agenda seconded and approved.

Open Forum: Home owner Denise Gregory 1854 Belgian Trail, here tonight to express her displeasure of the Pawnee Hills attorney and Colorado Management Association. Please note the homeowner requests that her name and address be stated for the record. States she came to the January homeowners meeting and was informed, at check in, that she owed \$109. States that prior to that day she had not received any correspondence from Colorado Management that she was owing of any monies and is very upset at the lack of communication. According to her records her payments have been coming out of her account as scheduled. She states she and her husband have made numerous calls to Pat Larson at Colorado Management and to the Attorney Cheryl Mulvihill and that no one is returning her calls and after two weeks she still does not know where the \$109 outstanding balance is generated from. Homeowner would like to pay the bill as soon as she knows what the charges represent so that she can get this resolved as soon as possible. Since this matter has been turned over to the Attorney the board is not able to respond at this time. The board will request the ledger and payment history from Colorado Management in an effort to clarify.

Approve Minutes: December minutes outstanding at the time.

Report from Facility Coordinator: Jim Garnhart reports that the steam room project is complete. Purple Mountain Tree Service has completed trimming the trees.

IREA has completed the energy audit of the clubhouse. The audit states that the electric baseboard heaters are old and are leaking even when turned off. Also the way they are placed behind furniture makes them very inefficient. Some recommendations include eliminating or minimizing the use of electric baseboard to heat upstairs and installing another free standing gas fireplace. The energy audit recommended that we install new energy efficient windows and replace all window coverings with energy conserving materials. It is estimated that we may be able to significantly reduce our electric consumption if these measures were taken. Jim will get estimates for an electrician to remove some of the baseboard heaters and an estimate on getting a new gas fireplace.

Jim will research getting a camera installed at the mailbox shelter due to the recent theft and vandalism. This would be a motion detector type camera. Discussion regarding some new furniture for the pool area. Picnic tables and chaise lounges. Jim to get pricing on these items. Jim to try some do it yourself asphalt patch for pot hole at mailbox.

Communication from Community Members: None

Report from Treasurer: Bank balances: Petty cash \$350, Checking \$22,153.08, Debit Card \$2,500, Savings \$57,054.18, Reserve \$23,866.64, Total \$105,925.90. There were no write offs for the month. Reading of bills to be paid, motion made to approve the bills as read seconded and approved.

ACC: A homeowner was in touch with Pam in regard to an ACC request that he has not heard back on. Tina states that she spoke with Pete and the request Pete received from the homeowner was incomplete. Homeowner to be contacted and asked to turn in complete packet.

Activities: Next activity planned is the Easter egg hunt on March 28. Flyer to be placed in newsletter.

Equestrian: None

Newsletter: No newsletter sent in January. This month we will include information from the Elbert County Sherriff regarding recent burglaries. We will also include information regarding the county not allowing storage containers on property in residential areas (including Pawnee Hills).

Nominating: None

Website: None

Welcoming/Directory: None

Board Business: 2014 Tax returns have been completed and signed.

Motion made to adjourn meeting seconded and approved. Meeting adjourned at 6:51 pm.