

March 12, 2015

Pawnee Hills HOA

Board of Directors Meeting

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

Open Forum: Homeowner #1 here to review ACC paperwork and process. Homeowner #2 asked about the \$15 processing fee assessed by the management company to homeowners delinquent on their HOA fees. Would like to review the documentation regarding the fee arrangement with the Colorado Management. The fees are assessed until a repayment agreement is reached between the homeowner and the attorney. Homeowner requesting to review the fee agreement with the management company. Jim is to arrange a time for this homeowner to come in to review this documentation. Homeowner also expresses her displeasure with her contact with Cheryl Mulvihill, Attorney for the HOA. States that she has made numerous phone calls to Cheryl Mulvihill and has not had her phone calls returned. Tina to follow up with Cheryl Mulvihill regarding this homeowner's complaint. Homeowner brought to the attention of the board that the meeting minutes are not up to date. Andrea is in the process of completing the minutes and will be complete by the next board meeting.

Facilities Coordinator: Getting two more quotes for windows to be presented at next board meeting. Would like to update the reservation calendar to the website. Discussed plan to place motion camera at the mailbox shelter. Motion made to approve placing motion camera at the mailbox shelter not to exceed a cost of \$250. Jim to patch the pot hole at the mailbox since the county is slow to respond to pot hole complaints. Jim to get estimate on removing a portion of the baseboard heaters and having an additional gas fireplace installed upstairs in an effort to reduce our electricity costs.

Treasurer: Sandy Perry read bills to be paid. Motion made to approve bills seconded and approved.

Bank balances: Petty Cash: \$350, Checking: \$ 20,349.26, Savings: \$57,062.18, Debit card: \$ 2500. Total Operating: \$ 80,262.18. Replacement Reserve \$ 25,391.84, Total operating \$ 105,654.02.

Currently undergoing annual audit. Auditor requesting better monthly receipts from Front Point Security, Jim said he spoke to the billing department and they will send a paper statement to reflect monthly billing at the end of the year.

No write offs for the month.

Communication from Community Members: None

Activities: Karlene said some homeowners have requested a parent's night out. Board to look into liability and insurance requirements.

Architectural Control Committee: Now being handled by the board. Going forward the board will have final approval on all requests.

Equestrian: None

Newsletter: Ginger to put information in newsletter regarding need for new Architectural Control Committee

representative. Newsletter will include information on fire mitigation.

Website: There is a new software upgrade and Sandy is working on updating the financials.

Nominating: Nominating

Welcoming/Directory: None

Board Business: As of now the board will be reviewing/approving Architectural Control Committee submissions.

Motion made to adjourn the meeting seconded and approved. Meeting adjourned at 7:18pm.

Respectfully submitted by

Andrea Garnhart

Board Member