

PAWNEE HILLS HOA
BOARD OF DIRECTORS MEETING
APRIL 9, 2015

Meeting called to order at 6:13 pm. Board members in attendance Tina O Bryan, Ginger Wood, Mark Chisolm and Andrea Garnhart. Motion made to approve the agenda, agenda seconded and approved.

Meeting minutes are caught up with the exception of the July homeowners meeting and Tina will complete those.

Open Forum: Homeowner inquires whether some playground equipment could be installed. Jim to get 3 quotes for installation of playground systems.

Report from Treasurer: Bank balances: Petty cash: \$ 350.00, Checking: \$ 21,582.40, Savings: \$ 57,072.90, Debit Card: \$ 2,261.54, Total Operating: \$ 81,266.84, Reserve Fund: \$ 26,918.26, Total Operating: \$ 108,185.10. The bills have been read and approved and seconded. No write offs for the month. Board to sign off on final audit figures.

Report from Facilities Coordinator: Talked about the vandalism to the lighting in the mailbox structure. The fixtures that were there, cast iron cages and glass, are very expensive to replace. Decision made to not replace with specialty fixtures. The lights are all working at this time. The surveillance cameras for the mailbox shelter have been purchased and will be installed. Question whether or not legally we need to post that surveillance cameras are in use, Jim to check on recommendations. A piece of siding has blown off the clubhouse building, Jim to contact someone to repair.

Received new quotes for replacement windows, now have a quote for \$18,264, and one for \$21,000. Board will review the warranties and differences between quotes and defer decision until next month.

Received quote to tear out baseboard heaters \$3,200. Getting quote to install new gas connection next week. Plan to install additional gas fireplace in upstairs meeting area. Looking for additional furniture for pool area. There is concern that tables and chairs will be vandalized and thrown in the pool. We do have surveillance cameras to monitor activities. Motion made to purchase two additional picnic tables at a cost of \$200 each. Motion made to purchase 4 chaise lounge chairs for the pool area at a cost of \$200 each. Motions seconded and approved.

Activities Committee: New flyer for the newsletter regarding 4th of July parade and garage sale. It has been decided due to liability reasons there will be no parents night out and no teen movie night.

Equestrian: None

Nominating: None

Website: The searchable covenants have been made available on the website but we want to place a disclaimer with them stating that the original covenant documents are still the official record. Tina to devise a disclaimer.

Newsletter: Talked about county rules regarding having storage containers on properties. Since this is a county issue members need to contact the county directly in order to get clarification.

ACC: Request for building approval at 35675 Cheyenne Trail has been approved.

Board Business: Follow up on homeowner from last meeting and her complaint that Cheryl Mulvihill not returning phone calls. Tina made contact with Cheryl Mulvihill and Cheryl states that her office keeps a record of all phone calls coming into the office for billing purposes and after lengthy, research there have been no phone calls from this homeowner since February 2013. There was also a question regarding whether a board member can also be the secretary of the board. There is nothing in our bylaws stating a board member cannot be the secretary. Motion made to appoint Andrea Garnhart to position of Secretary. Motion also made to appoint Mark Chisholm as a new board member. Motions seconded and approved. Tina looked into the CMA contract that reflects the new processing fee for delinquent

accounts. CMA states in the past we have had an open ended contract for such changes. Going forward a new contract will be generated every time these changes occur.

Motion made to adjourn meeting, motion seconded and approved. Meeting adjourned at 7:14 pm.