

PAWNEE HILLS HOA  
Board of Directors Meeting  
July 9, 2015

Meeting called to order at 6:14 pm. Board members present Tina OBryan, Andrea Garnhart, and Mark Chisholm. Motion made to approve the agenda seconded and approved.

APPROVE MINUTES: None to approve at this time.

OPEN FORUM: Homeowner here to discuss a problem with home on Kiowa trail with motor/dirt bikes riding excessively in the opinion of this homeowner. The homeowner states he represents many homeowners in the nearby area and has signatures of these homeowners. The homeowners are concerned about the loud noise as well as the safety of animals and property values. Tina states that this home in question is occupied by renters and that she has contacted the owners. She states the owners are being cooperative and they want to solve the problem and has spoken to the tenants. There is some question as to what actually constitutes a nuisance. Tina states she will contact the owners again to state that the problem has not been solved. Tina asks that she be notified when the bikes are going so she can better evaluate the situation in a timely manner. Tina to stay in contact with homeowner bringing complaint to keep up to date.

Homeowner here to discuss the bridle path adjacent to her property. It is a safety issue at this point. The homeowner states she is going to erect a fence to prevent trespass on her property. The board will consider whether or not it is possible to block this portion of the bridle path or if caution signage should be posted. Tina states that it is posted that riders ride at their own risk on the bridle paths.

REPORT FROM FACILITY COORDINATOR: Clubhouse windows have been ordered and installation to be scheduled when they are ready. Will be getting estimates for new blinds. Electrician is scheduled to come and remove baseboard heaters as planned and to install additional lighting and camera wiring for additional camera at pool area. It has been determined that the internet speed is slow and need to upgrade the router.

Motion made to approve the removal of base boards as well as installation of gas fireplace. Motion seconded and approved.

Have arranged for bids to re do mailbox landscaping as well as a playground area near the clubhouse.

The lower door of the clubhouse is not closing properly and the door jamb is broken. When the door was replaced 2 years ago the jam was not replaced and the new metal door is too heavy for the jam. Jim to call Stage Coach Door for replacement/repair.

COMMUNICATION FROM COMMUNITY MEMBERS: A homeowner inquired whether Pawnee Hills could be sprayed for mosquitos. Board to inquire with Elbert County regarding possibility.

REPORT FROM TREASURER: Sandy Perry; Bank Balances: Petty cash \$350, Checking \$29,273.28, Savings \$57,101.29, Debit Card \$2,500.00, Reserve \$27,497.59, Total operating \$89,224.57, Total funds available \$116,722.16. There were no write offs for the month. Bills read and motion made to approve bills as read seconded and approved.

ACC: 1082 Belgian Trail has submitted plans. The neighbor that borders this property has attended the meeting to protest these plans, states that the homeowner in question is planning to bring in "fill dirt" that consists of construction material and states that this will negatively affect his property and encroach on his property line. Adjacent homeowner also concerned with drainage problems that may arise as well. Plans rejected at this time and requesting that homeowner gets an official survey to establish property line. Jim to meet with homeowner to review plans further.

ACTIVITIES: 4<sup>th</sup> of July parade was successful and attendance was good. The garage sale was also well received.

EQUESTRIAN: None

NEWSLETTER: None

NOMINATING: None

WEBSITE: None

WELCOMING: None

Motion made to adjourn meeting seconded and approved. Meeting adjourned at 7:30 pm.

Respectfully Submitted,  
Andrea Garnhart, Secretary