

Pawnee Hills Community Association
Board of Directors Meeting
August 13, 2015

Board members in attendance: Tina OBryan, Andrea Garnhart, Ginger Wood

Meeting called to order at 6:14 PM. Motion made to approve the agenda seconded and approved.

Open Forum: Homeowner to discuss communication. States that the calendar of events on the website is not up to date. Also the meeting minutes have not been updated since February. Tina states that the minutes are being reviewed and will be posted soon.

Another homeowner is here to discuss a letter she received regarding a structure she has built on her property without getting ACC approval. She will submit the ACC plans.

Another homeowner expresses her concern that she has a list of at least 20 properties that appear to be outside of HOA compliance. She wishes the board "would" go out and look for infractions and enforce them. It is the position of the board that we do not actively go out looking for problems-we do take action when we are notified. Asked the homeowner if they would like to submit the violations to the board and the homeowner said no.

Approve Minutes: In process.

Report From Facility Coordinator: Window installation to begin this week. The pool will close following Labor Day weekend as usual. Getting bids on installation of playground equipment as well as a bid to improve the mailbox shelter island area. Many baseboard heaters have been removed and the gas fireplace has been ordered. The board is confident these actions will decrease our electric bills significantly.

Communications from Community Members: Home owner states that some of the grass in the back yard appears to be dying. One of the sprinklers was malfunctioning and has since been repaired. Question raised regarding the grading of the roads and how poor it is. All road maintenance questions should be referred to the Elbert County Road and Bridge Dept. Homeowner stated that the marble lip around the edge of the pool is slippery and can it be mitigated. Jim to look into this. Homeowner inquires: Does the board meet outside of the board meeting to discuss Architectural Control Committee items? The boards' response is yes. This is a committee and as such operates independent of the board. Since our ACC volunteer has left it is up to the board in the interim to communicate with individual homeowners outside of board meetings as needed to meet the ACC needs of the community. The board is currently looking for a qualified ACC volunteer to fill this need.

Report From Treasurer: No Write Offs for the month. Bank balances for the month ending July 2015.

Petty Cash: \$350, Checking: \$23,472.91, Savings: \$57,110.96, Debit Card: \$1,587.87, Reserve Fund: \$29,024.20, Total Operating: \$111,545.94. The bills have been read and motion made to approve the bills as read seconded and approved. We received notice from Wiedner and Associates that they will do our 2015 taxes and audit for \$1,630. This is the same price as last year. Motion made to have Wiedner and Associates complete 2015 audit and taxes for \$1,630 seconded and approved. CMA is changing to "Strongroom" for accounts payable. This will be online and will speed up the AP process.

Report from the Committees:

ACC: Fence approved for 1576 Belgian Trail. Also no approval needed to remove dead trees.

Activities: Upcoming events: Fall festival, Christmas decorating contest.

Equestrian: New Equestrian volunteer Kathleen Macy, she will submit a budget for the upcoming year.

Newsletter: We do not post personal items for sale in the newsletter.

Nominating: None

Website: None

Welcoming: None

Board Business: None

Motion made to adjourn the meeting. Meeting adjourned at 7:25PM

Respectfully submitted,

Andrea Garnhart