

Pawnee Hills Community Association
Annual Homeowners Meeting
January 30, 2016

Check in from 9:30-9:55. Homeowners' present-41, proxies-36 for a total of 77. Quorum has been met.

Meeting called to order at 10:07am. Board members in attendance: Tina OBryan, Mark Chisholm, and Andrea Garnhart. Motion made to approve the agenda, seconded and approved.

Report from Treasurer: Bank balances- Petty cash: \$350.00, Checking: \$ 16,551.11, Debit Card: \$2,500.00, Savings: \$57,158.83, Total Operating: \$ 76,559.94, Reserve: \$23,654.01, Total: \$100,210.95

Facility Coordinator: Not present at meeting due to schedule conflict. Tina reviewed a list of the many improvements made this year. New window project complete and under budget. Window blinds almost complete. Removal of majority of electric baseboard heaters and installation of gas fireplace in an effort to be more environmentally friendly and to decrease monthly utility expenses. Painting and repair of walls and baseboards as a result of removing electric heating. Repair of the pool decking that was rotting and hazardous. Purchase of picnic tables and pool side chairs. New door jamb installed in lower exterior key pad entrance. Door jamb was not replaced at the time of the new door. The new door is too heavy for the existing jamb and would not close properly. Numerous ongoing and upcoming maintenance projects.

Activities: The activities planned for the upcoming year were reviewed. They are in search of a new Easter Bunny for the Easter Egg Hunt activity. It was asked by a homeowner if we could possibly coordinate a fitness class. It was mentioned that in the past, homeowners have gotten their own group together, reserved the clubhouse and had an exercise class. Another homeowner is also interested in a first aid/CPR class and has some connections in this area. She will contact the activities committee with further information. The activities committee will attempt to find out how much interest there would be in these activities.

EQUESTRIAN: Kathleen Macy is the new representative for the equestrian committee. She coordinated a "Fun with Horses" event last fall but it was poorly attended. Another event is being planned for the spring. She has some ideas to get the word out to the community. She is looking for volunteers for these activities. Please contact Kathleen with any equestrian needs. She hopes to work on the planned signage for the trails and would like to remind everyone to keep the riding trails mowed, maintained and free of hazards to help ensure the safety of horses and riders. The riding trails/easements are the homeowners' responsibility to maintain. Some homeowners expressed that their trails are not easily accessible with a mower. It was suggested by a homeowner that we get to know our neighbors and see if maybe neighbors could help out neighbors. It was also suggested that maybe the HOA board could elect to help maintain the trails for those homeowners unable to. However, the HOA does own a riding lawn mower only, not a tractor. It has been observed that some trails are blocked by fences and panels-let Kathleen know where they are and she will look into it. Several homeowners complained today that there are ATV's and Dirt bikes riding on the trails and this is dangerous to horse and rider. The rules and regulations state that there can be no motorized vehicles on the easements/riding trails. Please contact local law enforcement if you observe motorized vehicles on the roads or riding trails.

Information was presented regarding enclosing the riding arena. There were many questions regarding the expense, type of structure, security, vandalism, how to control access to homeowners only. Would it be possible to charge a fee to outside groups for use of such a structure as a way to defray the costs? Also, what are the insurance requirements if we do charge a fee for use? We must also take into consideration that we are a nonprofit entity. It is the opinion of many people in the room that a covered arena would be a valuable asset to Pawnee Hills and that it would enhance home values. The equestrian committee will continue to gather information, possibly mail out a survey to the homeowners and then present that information to the community.

ACC: None

WELCOMING: Robin Pickering has lovely baskets filled with community information that she would love to share with new homeowners. She also shared information on trash pick-up that includes recycling and encourages their use. She will include an item in the newsletter with the trash removal information.

NEWLETTER: A few items were suggested for inclusion in the newsletter. Please do not let your dogs roam free. There have been numerous instances of dogs getting into trash. There is also a request to post the current county fire restriction information in the newsletter and at the mailbox shelter. It has been observed that the red address markers are missing from some properties. These help the fire department located your home in the event of an emergency. Please notify the fire department if yours need to be replaced.

WEBSITE: None

ELECTION OF BOARD OF DIRECTORS: Several people have been nominated and added to the ballot. Kathleen Macy, Greg Harber, Bill Curley, Todd Fukai, in addition to Tina OBryan, Pam Schultz, Andrea Garnhart and Mark Chisholm. Each candidate was given an opportunity to speak. Tina explained the voting process to the homeowners present. Voting was done by secret ballot and the count was tallied by 3 random homeowners. Election results-Tina OBryan, Greg Harber, Todd Fukai, Mark Chisholm and Kathleen Macy elected to the board.

General and New Business: Motion made by homeowner to abolish the July Homeowner meeting. Motion seconded. States since the additional meeting was voted in there has never been a quorum to hold the meeting, many people present today expressed that they would like the July meeting to remain as is. After a show of hands this motion was not passed and we will continue to have a July Homeowners meeting.

Motion made by a homeowner to allow a simple majority of a quorum present at the January and July homeowners meeting to change a covenant or a by-law. Motion seconded. After lengthy discussion it was maintained that a covenant change requires an approval of 112 homes/lots and that it is important to allow all homeowners an opportunity for input. This motion is withdrawn and the discussion will continue at the July Homeowners meeting.

Motion made to impose Board of Director term limits. Motion seconded. The motion recommends, beginning today, a three year term limit with a one year waiting period before being allowed to serve on the board again. By a show of hands this motion was passed. Further discussion to be had regarding this since, as it stands, all five board members that have been elected today would have to be replaced in three years and how will this impact the functioning of the HOA.

Topic brought up by a homeowner that there should be a limit as to what the Board of Directors can spend and anything over that amount needs to be voted on by the homeowners. After discussion, this topic needs further research and thought put into how this may be obstructive to needed maintenance and repairs and recommendations of the reserve study.

Homeowner inquired since there is no Architectural Control Committee and the board is handling these requests are they being decided in public or privately by the board. They are approved monthly at the public Board meetings.

Homeowner brings up the topic of the dirt bikes adjacent to his property and states that the noise is excessive from virtually sun up to sun down. It is his opinion that they present a public nuisance. States the property they ride on is being eroded excessively, that the noise pollution is extreme and is unsafe for horses and their riders. Would like to more formally establish what is a nuisance and establish a by law to firm up definition of a nuisance.

Homeowner expresses interest and is asking for volunteers to form a Covenant Awareness committee to review the covenants and bylaws, please contact Paulette Creshawn if you are interested in being a part of this committee.

Bill Curley brought up that the Board will not put together a directory. He is willing to volunteer to collect information to create a directory for the community.

Board clarified the statement that the Board refuses to create a homeowner directory. New state laws do not allow HOA Boards to create a community directory.

Motion made to adjourn the meeting seconded and approved. Meeting adjourned at 12:25 pm.

Respectfully Submitted,
Andrea Garnhart
Secretary