

Pawnee Hills HOA  
Board of Directors Meeting  
February 11, 2016

Meeting called to order at 6:02 pm. Board members in attendance: Tina O'Bryan, Todd Fukai, Mark Chisholm, Greg Harber. Motion made to approve the agenda; seconded and approved.

**Open Forum:** Robin Pickering has information regarding the options for trash removal that includes recycling. This information to be added to the newsletter.

**Approve Minutes:** Minutes from the January annual meeting reviewed and approved. The December board meeting minutes were also approved pending one correction.

**Report From Facility Coordinator:** Jim to post current Elbert County Fire Ban information at the mailbox. The window blind project is nearing completion.

Parker Electric to repair lights at the barn and clubhouse parking lot and hardwire mailbox shelter for security camera.

Todd Fukai wants to know what is the threshold for a dollar amount on general repairs/purchases. Tina explained that there is no specific dollar amount set. General maintenance does not generally need approval in advance by the board nor does the purchase of clubhouse supplies. Any estimates and or quotes from contractors for projects are reviewed and approved by the board. We as a board have on file all contractors that we have used to perform services. All contractors must have workman's comp and insurance on file prior to work being done. For major projects the board requests to have three bids. Todd asks if there is a policy in place regarding conflicts of interest regarding the board and the hiring of lawyers, contractors ect... Tina states it is addressed in the rules and regulations. Todd Fukai states that it has been suggested by members of the community that there are conflicts of interest between the board and some of the contractors/vendors that have been used. Tina is adamant that there is no conflict of interest in any of these interactions and that Todd is more than welcome to go through all of the files.

Discussion had surrounding the surveillance camera in the mailbox shelter. Greg inquired what is the cost vs benefit to having security at the mailbox shelter. The cost is only replacement batteries and labor involved. Our goal is to deter vandalism and to provide safety to our homeowners. It has been suggested that the camera could easily be stolen or tampered with and since it operates on batteries the batteries could die and render the camera useless. The current plan is to have a camera that is hard wired thereby eliminating dependence on batteries. While it is not fool proof it is felt that the camera is a deterrent and does serve the purpose of making the mailbox shelter safer. It is not a live camera but is a motion activated game type camera. The board may want to consider having a Wi-Fi security system at the mailbox shelter as an alternative. This would require installation of a Wi-Fi source. Signage to be placed under the glass informing homeowners that the shelter is under surveillance.

**Communications from Community Members:** Bill Curley brings up the subject of establishing a Covenant committee. He states many of the Covenants are out of date and contradictory and a committee could look at them in order to clarify. We have now established a Covenant Committee and Paulette Cresawn is the committee chair. Todd states that this committee is a great idea and any changes in rules, bylaws and covenant should go through this committee. The committee plans to meet the Tuesday before the monthly board meeting. Bill Curley asked about a notice that is posted at the mailbox regarding the Next Door and Facebook social media sites. These are public sites open to all homeowners and are not administered in any way by the Board of Directors.

Greg Harber to do research regarding proposed covered horse arena. What other neighborhoods have covered arenas and how does it impact home prices? Tina would like to make it clear that the topic of a covered horse arena is in the beginning stages and much more research needs to be done by the equestrian committee. It is suggested that a survey be sent to the homeowners regarding an arena and any other items that may be of interest to the homeowners. The

subject of a homeowner directory was discussed and a notice will be put in the newsletter for those homeowners that have a desire to be part of a directory to please contact Bill Curley.

**Report From Treasurer:** Sandy Perry. We did not receive our financials from CMA yet this month. CMA has gone through a change in staff so they are running behind. Our charges for accounting last month were higher due to the mailing of the new coupon books. Sandy read the bills that have been paid this month. Motion made to approve the bills as read seconded and approved. With the change in board members Sandy will need to update the signers on the bank account and notify State Farm Insurance since all board members are bonded. We still have an issue with an error made by State Farm insurance and our charges for workman's comp insurance. Sandy believes we are due a refund and is trying to get this resolved. Discussed whether we should perhaps change insurance companies. Writes offs-unknown.

#### **Report from Committees:**

**Architectural:** One set of plans submitted 35433 Cherokee Trail. Motion made to approve seconded and approved. Todd asked if we have specific colors that homeowners may choose from. Tina explained that there is not a list of colors but they must be earth tones.

**Activities:** Karlene Herbrand. Flyer submitted for Easter Egg Hunt Saturday March 19, 2016. Activities committee is getting a CPR class organized. More information to follow.

**Equestrian:** Kathleen Macy. None

**Newsletter:** The board is currently taking care of the Newsletter. Bill Curley has volunteered to do the Newsletter. Tina will forward the program information and all instructions to Bill.

**Nominating:** None

**Website:** Sandy will be including the agenda on the website. Sandy also to include information on how to access the county website for emergency and other information.

**Welcoming:** Robin Pickering. Still trying to reach out to all new homeowners and renters as well. Please notify Robin if you know of any new neighbors so she can welcome them.

**Board Business:** Request by Todd Fukai to have the agenda and minutes sent out to the board in advance of the monthly meeting to allow time for review. Also a request to post the agenda at the mailbox shelter the Monday prior to the Board of Directors meeting as a way to keep homeowners informed. Tina has agreed to make this happen. Tina has requested that the new board members utilize the website of Hindman-Sanchez as a way to educate themselves regarding new and upcoming legislative items regarding HOA's.

Question regarding the security at the clubhouse. It is a wireless system monitored by Front Point. Any alarms are recorded and stored by Front Point. Jim reviews the recordings as needed.

Tina has drafted the change regarding term limits of board members, Article 5 section 3, that was voted on at the Homeowners meeting. This change is required by law to be filed with the county. Amendment was reviewed by the board. The Bylaw and Covenant control committee is going to review the implications of this change and bring recommendations to the board. Tina explained that in the past when there was a bylaw change it was developed by the board with homeowner input and then sent out to all the homeowners so they could have an opportunity to evaluate the change and then have it voted on by the homeowners. This process allows for an evaluation process prior to implementing a change without knowing its unintended consequences. Tina explained that now the rule states all the current board members term will expire in 3 years. At the end of three years there will be all new board members and the recent members would have to wait one year before being elected again. This could impact the continuity of making sure that you have past board members along with new members. What will happen if within the three years we don't have anyone that wants to serve on the board? We need to have a plan in place in the future for how this will be managed. Paulette requests that a board member be at the bylaw and covenant committee meetings. Todd Fukai volunteered to attend these meetings. Board discussed voting for President and Vice president of the new board. Todd requests that we table this vote for the time being to allow for further discussion. Motion made to table this until next month seconded and approved.

Motion made to adjourn the meeting seconded and approved. Meeting adjourned at 8:10 pm

Respectfully Submitted,  
Andrea Garnhart  
Secretary