

PAWNEE HILLS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
APRIL 14, 2016

Meeting called to order at 6:10 pm. Board members in attendance; Todd Fukai, Greg Harber, Tina O'Bryan, Kathleen Macy. Motion made to approve the agenda seconded and approved.

Open Forum: None

Approve Minutes: Motion made to approve the March 2016 minutes. Seconded and approved.

Report from Facility Coordinator: The blinds are now fully installed in the clubhouse and office area. Would like to get started fertilizing and aerating the yard. What is the plan for the lawn service and weed control and what will it include? Where are we in the process of the electrical repairs at the barn, clubhouse and mailbox? There is a back-up battery pack that could be purchased to add to the surveillance camera at the mailbox which would lengthen the time between changing batteries. We will continue to research alternative surveillance options to be used at the mailbox.

Researching purchasing pool chemicals through Amazon rather than having the pool company deliver them in an effort to save money. In the past the pool company has delivered all the chemicals needed for the whole season at the time of initial pool opening and set up.

Communications from Community Member: Paulette has contact information for the Stage Run HOA. Notification that someone is driving a truck on the dunes at the arena property. If it happens again the homeowner is asked to contact Jim and the police.

Complaint about the high speed at which some cars are traveling in the neighborhood. A homeowner has contacted the sheriff but they do not have the manpower to monitor. It is suggested if you observe someone driving recklessly to take a picture and contact the sheriff's department.

Talked about having an electronic speed detection sign in the neighborhood. What is the cost? Does Elbert County have one? Can we post more speed limit signs? Jim to get some information on this. Item to be placed in the newsletter regarding speed and the safety of horses and riders and pedestrians. Discussed the condition of the roads and Elbert County maintenance. The phone number for Elbert County Road and Bridge is in the newsletter and we encourage homeowners to call to report poor road conditions.

Report from the Treasurer: Sandy Perry: Bank balances as of March 31, 2016. Petty cash: \$350.00. Checking: \$ 30,807.88 Savings: \$57,177.55 Debit Card: \$1,447.10 Total: \$89,782.53 Reserve Fund: \$26,647.76 Total Operating: \$116,430.29.

Bills have been read, motion made to approve the bills seconded and approved. Write offs for the month-none. Sandy received a call from State Farm regarding the additional liability riders for the Board of Directors and State Farm will not quote for such coverage due to too much risk with the lawsuits Pawnee Hills HOA has taken against homeowners. It is stated that this would be considered optional, additional coverage. The board is still covered for fraud and errors and omissions as in the past. Sandy is to contact State Farm to confirm what coverage is in place.

Report from Committees

ACC: Board of Directors interim: Request for shed at 1912 Pawnee Pkwy-motion made to approve, seconded and approved.

The board is looking for a representative for the ACC committee. In the future the Covenant Control committee may take on this role.

There was a discussion regarding the number of structures allowed on the Pawnee Hills lots. Tina states legally it is 5 "structures" the attorney that represents Pawnee Hills gave a legal opinion regarding this.

Further discussion regarding RA and RA1 zoning within Pawnee Hills and what structures the county will permit and how this conflicts with the covenants of Pawnee Hills.

ACTIVITIES: Karlene will be moving out of the neighborhood soon and Robin Pickering will be taking over the Activities Committee. Karlene states there is some interest in having a craft sale at the clubhouse this fall and suggests a date of October 1, 2016. First Aid class still pending.

EQUESTRIAN: Kathleen Macy: The horse event for April 30 has been canceled. A banner has been purchased for announcing horse events. Looking for a volunteer to take over the Equestrian committee. Jim will evaluate what boards need to be replaced at the arena. We need to maintain what we have while we are looking into other options for the arena. Still have issues with people leaving the arena gates open/unlocked. Suggestion made to have a self-closing latching gate to help solve the problem.

NEWSLETTER: Discussion had regarding the timetable for submissions to the newsletter. Submit all items to be considered to phcanews@gmail.com by the 25th of the month so there is time to get it to the board and committee members for approval. Todd will give the final ok prior to the newsletter being sent out. The Newsletter should be out to the homeowners within the first week of the month. Bill asks if the board would like to include a monthly statement in the newsletter. Todd is not interested in including a monthly submission from the board and the preference is that the newsletters should not be a vehicle for telling homeowners all they are doing wrong. The newsletter is meant to be informative-what is going on in the community, fire ban information, county contact information, upcoming activities, summary of financials, etc. There will be no newsletter sent for March and we will resume with the May newsletter.

Items to be included in newsletter this month:

New lighting installed at mailbox shelter and barn, lights repaired at clubhouse parking lot.

The board is currently looking for volunteers for the Equestrian committee, Architectural Control Committee and volunteers to research the playground project.

NOMINATING: None. It has been determined that "nominating" does not need to be a line item on the agenda and going forward it will be removed from the agenda.

WEBSITE: None

COVENANTS AND BYLAWS: At the last meeting it was confirmed that the documents online are correct. We have begun the process of cleaning up the covenants and eliminating obsolete language. The committee is also working on revising some of the covenants and the by-laws and investigating where they conflict with county and state laws. We encourage people to come to the monthly meetings so they can have input. We hope to present these changes to the homeowners soon since it will require a 2/3 vote of the homeowners for any changes. In the meantime it is important to enforce the covenants as written. Todd will email copies of the proposed changes to the board.

Paulette is requesting a key for the locked cabinet at the mailbox shelter. Jim will check on this since there is a limited number of keys available.

WELCOMING: None

OLD BUSINESS: Weed control; we have obtained bids for weed control at the mailbox island, the sport courts and the clubhouse yard. Lawn Doctor appears most likely to meet our needs. Motion made to approve Lawn Doctor for weed control service for this year seconded and approved.

Met with Joe from Parker Electric and reviewed the bids for the electrical work at the barn, mailbox and parking lot. Sandy states that finding the light switch in the barn is difficult. Plan to move the switch so it is more accessible. Motion made to approve electrical bid from Parker Electric for this work-not to exceed \$2,500. Motion seconded and approved.

NEW BUSINESS: Direct TV: Question whether we should continue to provide Direct TV service at the clubhouse.

After discussion it was decided that Direct TV will be canceled when the contract is up and the board is looking into purchasing a DVD player for use in the clubhouse and ROKU. Jim to check on the expiration date of Direct TV. Motion made to cancel Direct TV upon contract expiration seconded and approved.

Barn use: Last month the board approved the use of the barn by a homeowner temporarily while she was building a barn. The board would like clearly outlined expectations included in a reservation agreement. The homeowner needs to get pre-approval and provide contact information with the facility coordinator. At minimum the homeowner needs to leave contact information at the the barn in case of emergency, clean up after the horses and make sure hoses are disconnected to prevent freezing. Jim to create a barn reservation form for use going forward.

Snow Removal: Todd asks for clarification regarding the snow removal process. Pawnee Hills pays for snow to be removed from the parking lot. Jim is responsible for shoveling the clubhouse porch. Todd has received feedback from a homeowner that the mailbox shelter often has ice in it following snow storms. More attention will be paid to keeping the mailbox shelter free from ice.

Playground: Ongoing conversation regarding the installation of a playground on the clubhouse property. Todd asking for volunteers to do more research regarding costs, insurability and feasibility of this project and report back to the board.

Term Limit amendment: Tina, as President and Andrea, as Secretary (acting officers at the time the amendment was passed) has the signed the amendment for filing with the county.

Motion made to adjourn the meeting seconded and approved. Meeting adjourned at 8:30 pm.

Respectfully submitted
Andrea Garnhart
Secretary