

Pawnee Hill HOA  
Board of Directors Meeting  
May 19, 2016

Meeting called to order at 6:05 pm. Board members in attendance; Greg Harber, Tina O'Bryan, Kathleen Macy, Mark Chisholm. Quorum requirements met-motion made to approve the agenda seconded and approved.

Motion was made to approve the agenda, seconded and passed.

~~Kathleen Macy has officially resigned as board member.~~

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Approval of Minutes-Motion made to approve the April minutes seconded and approved.

Reports:

- A. Facility coordinator-Jim Garnhart: Discussed process for opening the pool and obtaining pool chemicals. Generally Arapahoe Pool's brings sufficient pool chemicals for the season. We do have some chemicals left over from last year. Jim to compare pricing on Amazon. The sprinkler system is up and going. Mowing underway. Lawn Doctor has done some spraying for weeds but when they sprayed it rained the next day. Will watch for effectiveness of the spraying and notify Lawn Doctor if inadequate. New reservation form which includes barn and clubhouse information is being forwarded to the board members for review. The boards surrounding the horse arena are in need of replacement. This is estimated to cost \$2,500.00. Motion made to purchase materials to repair/replace arena fence at a cost not to exceed \$3,000. Motion seconded and approved. Have done some research on installing a covered patio/deck at the arena. Jim to look into plans and estimates. Presented information regarding additional signage that we may want to place throughout Pawnee Hills in an effort to slow cars down to make the roads safer for horses, riders and pedestrians. Jim to contact the county regarding legality of placing signage.
- B. Treasurer-Sandy Perry: Bank balances for period ending April 2016. Petty Cash \$350.00. Checking \$38,318.95. Savings \$ 57,177.55. Debit Card \$1,175.02. Total Operating \$97,021.52. Reserve Fund \$29,647.27. Total \$126,668.79. The bills have been read and motion made to approve the bills as read seconded and approved. Write offs for the month-None.
- C. Architectural Control Committee-Board of Directors-Plans submitted for 1800 Belgian Trail and 1494 Kiowa Trail. Motion made to approve plans submitted, seconded and approved.
- D. Activities-Karlene Herbrand: Robin Pickering here to represent the Activities Committee. Poster for Community garage sale submitted for the newsletter.
- E. Covenants-Paulette Cresawn-Have finished reviewing the covenants and now will move on to the bylaws. Plan to present findings at the July homeowners meeting.
- F. Equestrian-Kathleen Macy: Homeowner asks if we can remove sand from the arena, it is too deep and is dangerous for horses. Jim to contact Jeff Minion regarding removing some sand. Equestrian meeting held last week, Suzie Brown has agreed to take over the Equestrian Committee. Discussed ideas in order to promote the equestrian activities. A homeowner is willing to make Pawnee Hills tee shirts for cost only.
- G. Newsletter-Bill Curley: Bill has resigned from doing the Newsletter duties to be passed on to someone else.
- H. Website-Sandy Perry: Sandy updates the calendar. Jim to notify Sandy whenever he receives a new reservation.
- I. Welcoming-Robin Pickering: Anticipating new homeowners.

**Open Forum/Communication from community members: Bill Curley would like to re type the by-laws word for word and put it on the website so it is easy for the community to read. The Board said that if it was placed on the website that there be a clear disclaimer that these are not the official county recorded documents. Tina McKenna asks a question regarding the budget and how money is allocated for things like furniture, a TV, a playground. She would like to see the board survey the community regarding projects and or purchases in an effort to get input from the homeowners. Suggestion made to put information regarding future plans and purchases in the newsletter in an effort to keep the community better informed and to give homeowners more voice. Bill Curley challenges the board and suggests that the ACC is approving plans submitted without considering the county and state guidelines and that this is irresponsible on the part of the board. Tina O'Bryan explains that it is first and foremost the responsibility of the homeowner to obtain their building permits and to comply with building guidelines from the county. And the only responsibility of the board is to follow the guidelines as stated in the covenants when considering plans submitted by homeowners.**

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**Old Business:**

- A. Playground- Nothing at this time.

**New Business: Suggestion made that each household use the same trash company as a way to minimize the traffic in the neighborhood. A change like this would have to be mandated by a covenant change.**

**Adjournment: Motion made to adjourn the meeting seconded and approved. Meeting adjourned at 7:26 pm.**

**Respectfully Submitted,  
Andrea Garnhart**