

Pawnee Hills Board of Directors Meeting
July 14, 2016

Meeting called to order at 6:15 pm. Board members in attendance: Todd Fukai, Greg Harber, Mark Chisholm.

Announcements: Robin brings information regarding trash collection that would be coordinated by the HOA for the entire community. The quote from the Garbage Man is \$11.50 per month per homeowner. They would also make available a large item pickup once per year at a cost of \$300 additional. The board is considering ways to make this a possibility.

Minutes: June 2016 minutes tabled until next month.

Agenda: The agenda has been revised since the initial posting. Add to new business-Management company that collects due. Motion made to approve the agenda as amended. Seconded and approved.

Reports:

Facility Coordinator: Jim Garnhart-The pool has been running well. Continue to have a few problems with kids and non-residents jumping the fence. Please, if you suspect non homeowners ask them if they have a key and if not you may ask them to leave. Call Jim or the police for any disruption at the pool. The tile around the pool has been treated with a non-skid clear product and has mitigated this problem. The underwater light has come loose several times and Jim has repaired it but now the bulb is broken. Jim to call Arapaho Pools to repair. We have a large number of reservations scheduled this month. The Direct TV service has been discontinued and the Blue Ray DVD player is installed. 15 boards on the arena railing have been replaced. The arena is in need of more repairs but will defer at this time to the Equestrian Committee and the future plans for the arena before making more repairs. We had two barn reservations this past month for the barn and it was satisfactory. Jim has created a reservation agreement for the barn that is still pending board approval. Jeff Minion has removed more sand from the arena. It appears to be more acceptable at this time.

Treasurer: Sandy Perry- Bank Balances: Petty Cash \$350.00, Checking \$ 31,632.35, Debit Card \$ 3,414.91, Savings \$ 57,215.61, Total Operating \$ 92,612.87, Reserve Fund \$ 32,647.69, Total Funds \$ 125,260.56. The bills have been read and motion made to approve the bills as read. Motion seconded and approved. Some of the bills have been coded to the wrong category. Sandy to contact CMA to correct. Widener and Associates has been doing our yearly audits and taxes for some time now. Motion made to contract with Widener and Associates for the 2016 audit and taxes seconded and approved. Write offs for June unknown at this time. We do have a new contact at CMA, hopefully their service will improve. Mark asks if we can calculate savings on utilities since installing new windows and gas fireplaces. Yes, we will gather this information so it can be passed on to the community.

Architectural-Board of Directors-Homeowner at 35239 Cherokee Trail applying recycled asphalt on the driveway. Motion made to approve this request seconded and approved.

Activities: Robin Pickering-The 4th of July Parade had a small crowd and believes this is due to the 3 day weekend and many may have been out of town. No activities upcoming at this time. Wondering if there would be any interest in having a community summer BBQ. Robin to bring this up at the upcoming homeowners meeting.

Covenants: Paulette Cresawn- The Covenant Committee has an additional meeting scheduled on July 26 to finalize a draft and have it ready to go out to the community for review. It will be placed on the website as well as at the mailbox shelter. Anyone wishing to have a hard copy should call the clubhouse and Paulette will get one to them. On this draft there are strike throughs on the archaic language, many added proposed changes and language has been incorporated that reflects some county guidelines. The draft will hopefully be discussed and evaluated at length and the committee will get ideas from the homeowners at the homeowners meeting. Todd requests that a survey be presented as well with the draft in an effort to determine the wants and needs of the community. It is the goal of the Covenant committee to put proposed changes up for a community vote at the January 2017 homeowners meeting.

Equestrian: Susie Brown-Brian Curry is here to inform the board about some options for repairing/upgrading the arena. He has extensive knowledge regarding arenas-the building, care and maintenance of arenas. Brian states there are many options to fix this arena with a wide range of pricing. He is happy to give us some quotes but we would be looking at somewhere in the area of \$20,000 to \$80,000. He recommends an 8-10 inch impervious base with crushed fine Rhyolite. Realistically any fixes we do to the arena will last much longer if the arena is covered.

Some of his key points: The arena sand is too deep and there is no real base

You will not make everyone happy, different types of riding have different needs

A cover will help to preserve the arena

An arena with a pitch of 1-2% is ideal if not covered.

Covered arena requires no pitch

Need a way to apply moisture

Moisture would improve our arena right now.

Moisture will make sand more compact and make less holes/less movement of sand.

Would likely want a multi-purpose arena

Best to do this work in the fall.

Susie also submitted some information regarding an arena cover and plans to get more bids. Also discussed the possibility of having two arenas, road access, lighting, tree removal. Susie to work with the equestrian committee to get the information out to the community and to assess the wants and needs of the community. Susie also states that having an equestrian community is special and even non horse owners reap the benefits of an "Equestrian Community" just like all homeowners would benefit from a community that allows chickens even if they themselves did not want chickens.

Newsletter: Open-Still looking for a volunteer to take over this responsibility.

Website: Sandy Perry: Will post Homeowner meeting agenda as well as the draft prepared by the Covenant Committee.

Welcoming: Robin Pickering-She has visited two of the new homeowners and they appear excited to live here.

Open Forum/Communication from community members: Complaints that there have been dogs in the pool/backyard area. It is posted no dogs but Jim will post additional signage. Greg recently had someone mow his bridle path/easement without his permission and would like to remind the community that the easements/bridle paths are private property and the person that mowed was trespassing.

Old Business: Open Board position-Recently requested applications in writing for those interested in filling the vacated board position. Received applications from Bill Curley and Cynthia Cregger. Bill addressed the board in person and Cynthia in writing. The board voted by secret ballot which was tallied by Sandy Perry and Susie Brown. Cynthia chosen as new board member and will serve for the remainder of the term.

Arena Fixes-As above-pending equestrian committee recommendations.

Architectural Control Committee-Todd requests that the board appoint an Architectural Control Committee as it is spelled out in our Rule and Regulations in order to make it a separate entity from the board. This committee will vet and sign off on all plans submitted to ACC. It is hoped that this will speed up the process for homeowners. It will not be necessary for the board to have final approval for plans submitted. The volunteers for the ACC committee are; Jim Garnhart-he currently receives the plans, Greg Harber, Paulette Cresawn and Bill Curley. Motion made to establish this committee seconded and approved.

Covenant Violation Committee: It is expected that covenant violations will be reported to the board in writing as stated in the rules and regulations. Todd would like to form a committee that would be responsible for investigating covenant violations and resolving complaints. The proposal is that this committee would review disputes and attempt to come to a resolution with the homeowner before any formal action taken by the board. The committee would report the progress/solutions or lack thereof to the board and the board would proceed from there. Bill suggests that this process

falls under the Architectural Control Committee scope and suggests it be a part of the ACC. Motion made to establish a standing committee in conjunction with the ACC committee as described seconded and approved.

New Business:

July summer meeting-Notice of meeting has been mailed.

Management company change-Todd would like to explore alternatives to using CMA for our management company. PH HOA spends \$1,100 each month for these services. He would like to see more flexibility regarding fines and late fees and possible save money by using a bookkeeper instead. Sandy explained that all late fees and fines are dictated by the board and can be changed. She also states that at the time CMA was contracted they did have the cheapest rates. She states it will not be an easy change due to all the automatic payments that homeowners have set up. She also states that we have used a book keeper in the past and there was “phenomenal legal trouble.” Sandy suggests that we speak to the auditors since they work with numerous management companies and may be able to give suggestions. Sandy to contact the auditors.

Playground- Todd would like to propose the possibility of donating his playground equipment to Pawnee Hills HOA and in return receive a letter from the board acknowledging a charity donation for his tax purposes. Would like to consider any liability in doing such.

Motion made to adjourn meeting seconded and approved. Meeting adjourned at 8:15 pm

Respectfully Submitted,
Andrea Garnhart
Secretary