

Pawnee Hills HOA
Board of Directors Meeting
August 11, 2016

Quorum has been met and Meeting called to order at 6:40 pm. Motion made to approve the agenda seconded and approved. Board members present: Todd Fukai, Greg Harber, Cynthia Cregger.

Announcements: None

Approval of June and July 2016 meeting minutes: Motion made to approve the June and July minutes seconded and approved.

Reports

Facility Coordinator: Jim Garnhart-Pool has been operating well this past month. Had an incidence of a family member of a resident bringing a dog to the pool and were refusing to leave the pool area. The family member did leave after it was explained that the resident would lose their pool privileges for failure to follow the rules. The decking around the pool is rotting and is in need of repair. Suggests this be put on the budget for repair next year. Jim to assess what actual repair needs are and to obtain bids for replacement of the entire deck area. The riding lawn mower still in repair shop. Jim has been using his personal mower in the interim. Plan to trim bush overlapping up at the mailbox shelter. Sprinklers have been adjusted and the grass appears to be greener. Plan to replace bathroom door handles so they are non-locking. A slide lock is to be placed on the inside. The men's bathroom door also needs to be replaced.

Treasurer: Sandy Perry-Bank Balances; Petty Cash \$350.00, Checking \$34,427.31, Debit Card \$3,112.41, Savings \$57,224.66, Total \$95,114.38, Reserve Fund \$34,144.96, Total \$129,259.34. The bills have been read and motion made to approve the bills as read seconded and approved. No write offs for the month.

Architectural-Had a homeowner ask about a variance regarding number of dogs/pets on the property. The homeowner temporarily fosters dogs and often this exceeds the maximum of 4. The homeowner is asked to submit in writing her request. Todd would like the committee to try to mediate the issue with the homeowner. If the covenant committee is not able to mediate and come up with a workable solution that falls within the covenants then it would be turned over to the board for resolution. If the homeowner is found to be in violation of the covenant then the board would follow the process.

Activities: Robin Pickering-Question whether an exercise class could be held at the clubhouse by a non-homeowner. A home owner would need to sponsor this and be present during the class. They would also need to carry their own liability insurance.

Covenants: Paulette Cresawn-Reviewed the survey results obtained from the homeowners meeting. The survey was a bit lacking and the covenant committee would like to do a mailing in order to get input from a majority of the homeowners. Todd ideally would like the survey to include other items like the barn/arena upgrades. The covenant committee will create the survey and present it to the Board for approval at the next board meeting. The plan is to mail the survey soon after the September board meeting with the objective of voting on covenant changes at the January homeowners meeting. Would like a locked drop box to be placed at the mailbox shelter for homeowners to submit the survey.

Equestrian-Susie Brown-None

Newsletter: Open-Andrea Garnhart has volunteered to do the Newsletter. Tina McKenna states she has also volunteered. Bill Curley also expresses an interest in the newsletter production. Todd suggests we have a group of people work on the newsletter. Would like Tina, Andrea and Bill to get together on this.

Website: Sandy Perry

Welcoming: Robin Pickering-Continuing to welcome the new homeowners. Keep her informed if you have a new neighbor since she often gets this information long after the fact.

Open Forum/Communication from Community Members: A homeowner asks if it is possible to make our website interactive with homeowners rather than just informational. The question is-who will monitor and keep up with such a site. More information to be gathered regarding this idea.

Homeowner inquired as to why our liability insurance has increased so much in the past two years. Jim will get some bids from alternate insurance companies.

Homeowner also states the emergency phone is not working. Jim confirms the phone is not working, he will investigate the problem.

Paulette asks that the Board formally thank Tina O'Bryan for her many years of service to this community. Todd will draft a letter to Tina and then make it available for others to add to it. A homeowner states he observed someone riding an ATV in the arena. Plan to place signage and a game camera as an effort to deter this activity. Motion made to approve the purchase of additional camera and signs not to exceed \$300 seconded and approved. Suggestion made to fence the arena property and require a key to enter.

Sandy received a letter from the US Bankruptcy court regarding homeowner X. It will be placed in the file for homeowner X.

Old Business:

Open Board Positions: We have one open board position. Interest received from Bill Curley for this position. Bill was given an opportunity to speak. Voting done by secret ballot. The votes were tabulated by Sandy and Bill Curley has been voted in as a board member.

Arena Fixes: The board does acknowledge that the arena needs repairs. Bids need to be standardized. The board will be in touch with Susie/the Equestrian committee regarding where we are in the process. Cynthia wants to make sure we verify any county requirements. Greg would like the arena property surveyed prior to starting any changes. Greg to contact 3D land survey and get this done.

New Business:

Legal Status Report: Legal status report being reviewed. Discussion regarding how these items have been handled in the past. Cynthia to contact Cheryl Mulvahill and discover what the process is. Todd would like the items to not go directly to the attorney and to first let the board attempt to mediate issues that arise. The board is in the process of reviewing the letter/letters sent to delinquent homeowners and will review the rules and regulations and make possible changes in our process. Todd requests to see the letter that is sent to delinquent homeowners and would like to be CC'd on any letters sent. Sandy to ask Colorado Management if it is possible to copy the PHCA board when they send a letter to a homeowner. The board to review the whole process. Sandy suggests that part of the process that is in place is because of Colorado law that requires HOA communities have collection processes in place. Sandy also states that it is the board that directs the actions taken by the management company and when things go to the Attorney.

Motion made to adjourn meeting seconded and approved. Meeting adjourned at 8:00 pm.

Respectfully Submitted
Andrea Garnhart
Secretary