

Pawnee Hills HOA Board of Directors Meeting
September 8, 2016

Meeting called to order at 6:01pm. Board members in attendance: Greg Harber, Mark Chisholm, Cynthia Cregger, Bill Curley.

Announcements: Bill Curley states one of the main reasons he wants to be on the board is to uphold the mandate that the he says the state has put forth that states the "first duty" of an organization like PH HOA is to stay out of court. That sometimes court may be necessary but the Board of Directors should do everything it can to keep the Pawnee Hills HOA and its members out of court.

Minutes: August minutes not approved. Need correction.

Agenda: Motion made to approve the agenda with the acknowledgement that the ACC will no longer be managed by the Board of Directors. Motion seconded and approved.

Reports:

Facility Coordinator: Jim Garnhart: The bushes have been trimmed at the mailbox shelter-4 feet removed around the whole bush-4 pick-up loads. Mower is still in for repair. Rota tilled volley ball court a second time this this year. The ground is packed very tight and would benefit from some sand being added to the court. The horse arena has an abundance of sand and we should consider moving some to the volleyball court. Purchased an additional game camera with security box and memory disk and mounted it on the barn to view the arena and installed the other existing camera on the light pole to view the entrance to the arena as well as the sand dune area. Posted "under surveillance" signs at the barn area. Also ordered signs prohibiting off road motorized vehicles on the sand dunes and the arena property.

Purchased and installed a new fire extinguisher for the gas grill. Replaced the mens restroom door due to damage, installing non locking door knobs on men's and women's bathroom door and slide locks to be installed. Pool is now closed for the season. Overall is was a fairly uneventful summer, the cameras appear to be working as a deterrent. Arapaho pool to come and close the pool for the winter. Have contacted five insurance companies regarding quotes for our insurance. They are being reviewed by underwriting. No quotes yet. Working on getting bids for pool deck replacement.

Treasurer: Sandy Perry-Bank Balances for period ending August 2016. Petty Cash-\$350.00, Checking-\$25,860.95, Debit Card-\$2,532.57, Savings-\$57234.96, Total Operating-\$85,878.48, Reserve Account-\$35,649.07, Total funds-\$121,627.55. Sandy not present tonight so the bills have not been read.

ACC: Request for new siding at 1742 Kiowa Trail has been approved. There is a structure going up at 1236 Sioux Trail. There have been no plans submitted to the ACC. Greg suggests that Jim contact this homeowner and ask them to submit the ACC forms. There was a discussion regarding properties that are not in compliance with covenants. The board will obtain the addresses of the properties in question and proceed from there.

Activities: Robin Pickering-Not in attendance.

Covenants: Regarding the request by the homeowner at 1396 Belgian Trail for a variance in the number of puppies on her property. Bill states that a variance can be made for this homeowner and should be because what she is doing is for a positive social good. And the fact that her direct neighbors at the time of the request have no problem with her having additional puppies. Paulette has since received a complaint from a homeowners regarding the puppy noise coming from the property. It is stated however, that if a variance is granted that it can be withdrawn at any time for any reason. Greg questions whether the board has the power to legally grant a variance and Bill maintains that the board indeed can grant variances. This is to be tabled until next month to allow for more discussion. The covenant committee will advise the homeowner that the board has not made a decision yet and as it stands she is currently in violation of the covenant.

The committee will be mailing a survey to get homeowner input regarding possible changes to the covenant as it pertains to animals allowed on the property. They are still formulating what this survey will look like. A drop box will need to be installed at the mailbox shelter for collection of these surveys.

Equestrian: Suzie Brown-Not in attendance.

Newsletter: Still a question as to whom is going to coordinate this. Bill to coordinate getting the PDF to Tina McKenna and will try to get a newsletter out with at least the bare minimums.

Website: Sandy Perry: Not in attendance.

Welcoming: Robin Pickering: Not in attendance.

Open Forum/Communications from Community Members: None

Old Business: Delinquent Assessments-Cynthia Cregger-Has examined the current delinquent assessment process. Cynthia believes that the 1st letter generated by CMA advising a homeowner of a delinquency is ineffective and is largely being ignored because they “don’t read mail from Pawnee Hills”. Here are some recommendations that Cynthia hopes will help the homeowner get current quickly and therefore avoid a large number of fees.

Send the first letter out by registered mail so we know they have received it.

CC the board members a copy of the letter so they know early on who is in arrears.

It should tell the homeowner why they are in arrears if possible.

Make the letter more concise and in a bullet format

It should tell the homeowner how to contact CMA to set up a payment plan.

Make this 1st letter less threatening, more instructive that includes steps needed to resolve the discrepancy.

Cynthia has offered to personally call homeowners that are in arrears as a courtesy. Once the board has done its due diligence in these early steps it is then up to the homeowner to ultimately come into compliance. Failure by the homeowner to do so will result in the second letter being sent and the process will continue. Cynthia also suggests changing the timeline from letter two to getting the attorney involved and also suggests that a board member file liens as necessary instead of the attorney in an effort to save money.

Cynthia is doing a year over year comparison of the past budgets to collect data for the board to take into consideration as they set the budget for 2017. Cynthia also states that the board should be putting more funds into the reserve account.

Arena-We have strictly been looking at improving the arena. Greg has suggested that other aspects of the property may be in need of attention such as road and access issues, parking for large trailers, drainage and runoff and should consider looking at the whole site and make a plan that may even include paving a portion of it to prevent the land being torn up by trailers. He believes a survey of the property is in order. Sandy states we already have a survey. Bill states that it is his observation since he lives in close proximity to the arena property that it does not get used often except for a brief flurry of activity in the spring and then occasionally at other times. There is consensus that the board has an obligation to maintain the arena/barn but questions whether there is a need to improve it. It is also believed that the road leading to the arena encroaches on the neighbor’s land and should this be mitigated? Greg also states that some corrective attention needs to be paid to the barn, there is a rough in for a bathroom, there are timbers and other items stored in the barn. “Let’s get it back to being a barn.” The board refers back to the equestrian committee for further recommendations.

New Business: None

Motion made to adjourn the meeting seconded and approved. Meeting adjourned at 7:00pm.

Respectfully Submitted/Andrea Garnhart--Secretary