

Pawnee Hills HOA
Board of Directors Meeting
October 13, 2016

Quorum has been met. Motion made to call meeting to order at 6:05pm. Motion seconded and approved. Board members in attendance: Todd Fukai, Greg Harber, Cynthia Cregger, Mark Chisholm, Bill Curley.

Announcements: None

Approval of Minutes: Motion made to approve the August 2016 minutes seconded and approved. September minutes require some corrections.

Approve Agenda: Motion made to approve the agenda seconded and approved.

Reports

Facility Coordinator: The sprinklers system and pool have winterized and shut down for the winter. The door to men's bathroom has been replaced and painted. New locks have been placed on both the men's and women's bathroom door. The mower is back from being serviced. Cameras have been placed at the barn area; one faces the arena and the other faces the sand dune area. Have met with several contractors to get bids on replacing the pool decking. Have been in contact with several insurance companies to get quotes to compare with our existing coverage. The clubhouse continues to have numerous reservation requests. Request for Jim to fix some screws on the arena signs that are sticking out and may pose a safety hazard. Cynthia requests a list of any repairs etc... that need to be considered for the 2017 budget.

Treasurer: Sandy Perry: Bank Balances as of September 2016: Petty Cash-\$350.00, Checking-\$27,938.62, Debit Card-\$2,148.81, Savings-\$57,244.32. Total-\$87,681.75, Reserve Account-\$37,149.88. Total Operating-\$124,831.63. The bills have been read and a motion made to approve the bills seconded and approved. Received another bill from Lawn Doctor. This is to be disregarded since we paid for this service up front. The Workman's Comp audit is in progress.

ACC: The committee is aware of 2 unapproved structures in the community and 1 covenant violation. The committee has received plans from 3 homeowners and these are ready to be signed off. These can be signed off by a committee representative and does not require board member signature. The homeowners have been notified by telephone of the approval.

Activities: Fall Festival is scheduled for October 22 at 6pm. Outdoor Holiday Decorating Contest to be judged on December 16, 2016.

Covenants: The covenant committee is postponing working on any policy and procedure changes now. The committee will not be sending out a survey to the homeowners and instead defers this to the Board of Directors. The committee will continue to work on clarifying and updating obsolete language as well as aligning our documents to reflect that of the state and county. Hope to get this document to the attorney in November and present this non-vote document to the homeowners at the January Homeowners meeting.

Equestrian: Suzie Brown has stepped down as Equestrian Committee Chair. Welcome Rachel Larsen-a new homeowner and new chair of the Equestrian Committee. Per the request of the Board, Rachel has obtained

three bids for the repair of the arena and a new fence surrounding the arena. Todd states that this is a repair and maintenance of an existing amenity and not an improvement and can be approved by the board. It is suggested that this is an improvement since we would be changing the base material in the arena. Sandy maintains that the arena footing and the drainage is bad and has been for a long time and needs correction and to be brought up to standard. Greg states at minimum we could just continue to replace fence boards and posts as needed. Even though the recommended repairs do not require a 2/3 vote of the community the board would like this information relayed to the community and welcomes feedback. The board tables this item to notify the community, research the bids and evaluate any engineering requirements. A summary of the bid information is to be made available on the website, at the mailbox shelter and in the newsletter.

Newsletter: Andrea Garnhart to assume this responsibility.

Website: Need to post minutes from July homeowner meeting, August and September BOD minutes.

Welcoming: None

Open Forum/Communication from Community Members: Jill Duvall and Donald Charobee are running for the seat of County Commissioner and spoke at our meeting.

Old Business:

- A. CMA dues and process-Board agrees they want to draft a new delinquency letter and amend the policy and procedure when dealing with delinquent homeowners. Cynthia has contacted our attorney and clarified our current process. Cynthia is drafting a new initial delinquency letter that will be less punitive, less threatening and more informative. She will get this draft to the board via email and it will be further discussed at the next meeting.
- B. Response to homeowner regarding temporary fostering of puppies. Our covenants speak to the number of adult dogs a homeowner may have. Since these are puppies she is not in violation of this covenant. No variance necessary. The covenant committee will relay this information to the homeowner in writing.
- C. Arena Bids: The board has had an opportunity to review the bids in advance. Rachel Larsen is present and here to answer questions regarding the bids. She has met with and talked to numerous contractors, she has also spoken to City of Parker-Parks and recreation department as well as Douglas County for their recommendations. Rachel to condense the bid information and it will be placed at the mailbox shelter, website and newsletter. Rachel to obtain references and will go out and examine work done by the contractors. Sandy believes there is a disparity when it comes to spending money to repair and maintain HOA assets. She asserts that much money historically has been spent on the pool, the clubhouse and the tennis courts and these maintenance items have always been approved by the board. The arena has needed repair for a long time and why should it be treated any different. Cynthia is reviewing expenditures back to 2008 and will present her findings to the board. Todd wants to be transparent and give the community the opportunity to have their voices heard. Ultimately it is up to the board to approve the repair and maintenance of HOA assets.

New Business

Rules and Regulations: It is within the scope of the board and the board has a responsibility to establish and alter rules and regulations regarding the governance of the Pawnee Hills HOA as long it doesn't violate the County and State ordinances. Bill to research SB 100 and SB 86 and what pertains to Pawnee Hills HOA. The BOD currently has a valid procedure that satisfies the requirements of SB 100 and SB 86 in place regarding delinquent homeowners. The board is currently working on changing this specific procedure in the hopes of being less punitive and more palliative to the homeowner. Ultimately the Rules and Regulations will fall to the Covenant Committee to revise and review. The board feels the delinquency topic is important and seeks to make changes sooner rather than later. More information to be gathered and further discussion on this topic at the next board meeting.

Motion made to adjourn meeting seconded and approved. Meeting adjourned at 7:45 pm.

Respectfully Submitted,
Andrea Garnhart, Secretary