

Pawnee Hills HOA
Board of Directors Meeting
November 10, 2016

Board members in attendance Todd Fukai, Greg, Harber, Mark Chisholm, Bill Curley, Cynthia Cregger. A quorum has been declared and motion made to call meeting or order at 6:05 pm seconded and approved.

Announcements: None

Approval of Minutes: Motion made to approve September minutes seconded and approved. October minutes in need of amending.

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

Reports

Facility Coordinator: Jim Garnhart: Insurance bids still pending. Local agents do not do much commercial insuring.

Getting bids on repairing the siding that is falling off.

Board to continue with the same snow removal service.

Tentative plan to use Lawn Doctor for weed control next year.

Treasurer: Sandy Perry: Bank Balances: Petty Cash \$350.00, Checking \$31,595.07, Savings \$57,253.99, Debit Card \$1,702.94, Total Operating \$90,902.00, Reserve Fund \$38,651.03, Total Funds \$129,553.03

Sandy needs to let CMA know what the monthly dues will be for 2017 so they can send out the coupon books. Sandy trying to get a copy of the letter that goes out with the coupon books so the board can review it and amend if desired.

Reserve study is supposed to be done every three years and is due in 2017

ACC: Would like to set their meeting time to follow the Covenants meeting on the second Tuesday of the month.

Activities: Robin Pickering: Fall Festival was well attended. Thinking of a new fall activity since we no longer have a source for door prizes. Holiday decorating contest judging will be December 16, 2016

Covenants: Paulette Cresawn: No meeting this past Tuesday. Plan to have the document ready to go to the attorney and then present at the January homeowners meeting. None of the changes require a 2/3 vote for approval by the homeowners. Revised copies will be put online and at the mailbox shelter.

Equestrian: Rachel Larsen: Had an equestrian meeting and talked about the arena proposals, trails and maintenance and markings.

Newsletter: Andrea Garnhart: Asks that committees get their submission to her by the 25th of each month. Cynthia asks that all PH HOA information be at the beginning of the newsletter and added information at the end.

Website: Sandy Perry: Sandy will post information regarding committee business as long it doesn't involve policy issues.

Welcoming: Robin Pickering: There are some new homeowners she will be greeting soon.

Open Forum: Jeff Minion suggests that we use some of the sand that is removed when the arena is fixed on the area north of the arena where riders work their horses.

There are several homeowners here that just want the board to know they want the arena property brought up to standard and maintained just like the other assets of the community. Todd would like to make clear that the whole arena topic has not been a result of a special interest group and that the board has actively sought out the voice of the community and has made the process transparent.

Robin Pickering inquires about having one trash service to be paid for out of HOA dues and whether this needs to be considered when planning the budget for 2017. The current proposal is good for 3 years.

Jim did some research regarding having a roll off brought in so homeowners can dispose of large items. The cost is about \$400.

Old Business:

- A. Budget-The Board discussed the 2017 budget. Sandy to get the final copy of the budget to the Board for final approval at the December 2016 meeting. The monthly dues will remain at \$56.00 per month. Sandy to communicate this to CMA.
- B. Arena bids- Rachel further explained the bids that have previously been submitted and put out to the community. Still discussing what the new fence will ultimately consist of. Motion made by Todd Fukai to approve \$35,000 for the arena and fence work. Motion seconded and approved by all board members. Jim and Rachel to coordinate getting this project started.
- C. The Board will have a discussion/presentation at the January homeowner meeting regarding the potential plan for the Board to pay for trash removal out of the monthly dues. This will be a potential option for 2018.
- D. Attorney status report. Reviewing the legal status of the property at 1213 Pawnee Pkwy and whether the board should write off the charges exceeding \$7,000.
- E. Discussion regarding updating the delinquency letter generated by CMA. Plan for a discussion in December regarding the delinquency rules and regulations.

New Business:

- A. January Annual Meeting-Agenda and mailing to be prepared.
- B. Todd would like to formally recognize the numerous volunteers that contribute many hours of their time to the Pawnee Hills Community possible in the way of a gift card and asks for input from the other board members. Topic to be revisited in December 2016.

Motion made to adjourn the meeting seconded and approved. Meeting adjourned at 8:45pm.

Respectfully Submitted,
Andrea Garnhart
Secretary