

Pawnee Hills HOA  
Board of Directors Meeting  
December 8, 2016

Quorum has been met. Board members in attendance: Greg Harber, Bill Curley, Mark Chisolm. Motion made to call the meeting to order seconded and approved. Meeting called to order at 6:05pm.

Announcements: None

Approval of minutes: October minutes approved after amending of certain parts. November minutes approved as submitted.

Approval of Agenda: Motion made to approve the December agenda seconded and approved.

Facility Coordinator: Jim Garnhart: We continue to have steady reservations of the clubhouse. Mailbox shelter has been decorated for the holidays. Have reached out to some commercial agents for quotes on insurance for PH HOA. Have planned for snow removal for the season. The snow will be removed if we have a minimum 3 inches in snowfall. He is not contracted to plow the driveway going down to the barn. We will call him if we want the barn drive plowed. Jim to monitor snow plow needs. Lawn Doctor to be contracted for weed/lawn service. Discount received if pre-paid. Motion made to approve 2017 Lawn Doctor service seconded and approved.

Treasurer: Sandy Perry: Bank Balances-Checking: \$16,049.12, Savings: \$27,261.34, Debit Card: \$1,563.08, Total Operating: \$45,223.54, Restricted Reserve: \$90,155.51  
Total Funds: \$ 135,379.05 The bills have been read and motion made to approve the bills as read. Transfer from checking and savings into the restricted reserve account in the amount of \$50,000.00.

ACC: 35239 Cherokee Trail submitted application for new siding and has been approved.

Activities: None

Covenants: Most recently amended document sent to board members. Ready to be reviewed by legal. Motion made to approve document as written and submit to the attorney. Greg to submit this document to the attorney for an opinion.

Equestrian: Rachel Larsen: None

Newsletter: Andrea Garnhart: Motion made to approve the December 2016 newsletter seconded and approved.

Website: Sandy Perry: Sandy asks about the various and numerous copies of the governing documents and what ultimately should be on the website. She asks the board to get an opinion from the attorney. Greg to consult the attorney.

Welcoming: Robin Pickering: None

Open Forum/Communication from Community Members: Jeff Minion asks if the board has decided to move the trees near the drive and the surrounding area at the arena. Jim to get some bids for moving the trees. Jeff also asks what the plan is to do with the sand that is removed from the arena. Some may be spread in an area adjacent to the arena to provide a place for working horses. Some may be used for the volleyball court. It may also be available to any homeowners that may want it.

Old business:

- A. Budget: Motion made to approve the budget as reviewed at the last board meeting seconded and approved.
- B. Arena: Will be making some changes to the initial contract. Greg to be the agent in charge of this project. We have received all necessary documentation from this contractor. Motion made to approve the contract for the arena work after the above changes have been made seconded and approved.
- C. January Annual Meeting: Will be January 28, 2017. Board to send out notice of meeting, agenda, and proxies. The board would like input from the community regarding any items they would like added to the agenda. We ask that the community place their suggestions in the mailbox at the clubhouse by January 1, 2017 Notices to be placed in the newsletter, on the website and at the mailbox.
- D. Volunteer Appreciation: The board acknowledges all the hard work and effort put in by the committee members.
- E. Procedure and process for unpaid assessments: Tabled until next month when Cynthia is available.

New Business:

- A. January Board Meeting: Todd Fukai will be unavailable for the upcoming board meeting. Contact Greg if you have any needs.

Motion made to adjourn meeting seconded and approved. Meeting adjourned at 7:07 pm.

Respectfully Submitted,  
Andrea Garnhart, Secretary