

Pawnee Hills HOA
Board of Directors Meeting
January 12, 2017

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

Announcements: None

Approval of minutes: None at this time.

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

Reports:

Facility Coordinator: Jim Garnhart: We have two mailboxes that are broken. Have found some parts that may work to fix the doors. If that doesn't work then we will have to buy a new bank of boxes. We have had a few more pieces of siding fall off the clubhouse. Difficult to get a contractor out to repair such a small job. Will begin to get bids for new siding.

Treasurer: Sandy Perry: Bank balances: Petty Cash-\$350.00, Checking-\$23,041.07, Savings-\$27,264.67, Debit Card-\$1,479.73, Total-\$52,135.47, Restricted reserves-\$90,155.51, Total Operating Funds-\$142,290.98. Bills have been read and motion made to approve the bills seconded and approved.

ACC: No requests this month.

Activities: Robin Pickering: The holiday decorating contest yielded 5 winners this year. Robin is working on the Activities calendar for 2017

Covenants: Paulette Cresawn: The Covenant document we have been working on was presented to the attorney and the result of that was, we as a committee cannot change anything. Covenant changes can only be made by a 2/3 vote of the homeowners. The covenant committee looks to the board for direction.

Equestrian: Rachel Larsen: Rachel was not present, Greg provided the update. Arena project will be started in the spring-target April. Greg to get contract signed by Dirt Dogs.

Newsletter: Andrea Garnhart: Board would like newsletter to be issued in a timely manner. The board will commit to approving the newsletter also in a timely manner. Per the board, we will not have a January newsletter. Will resume in February. Add reminder to check automatic payments to CMA to avoid any late penalties that may arise with the new year.

Website: Sandy Perry: The covenant document that was being developed will be removed from the website.

Welcoming: Robin Pickering: Notify Robin of any new neighbors.

Open Forum: Robin Pickering brings up the topic of having trash service provided by the HOA and wonders where the board is in this process. The board plans to discuss this at the January Homeowners meeting with a plan that if this were to happen it would be in 2018.

Robin would like a table set up at the homeowners meeting where people can sign up to volunteer for various committees.

Robin would like a mechanism for homeowners to agree to make their phone number and contact information public in order to establish a directory.

Old Business:

- A. January Annual Meeting: The board is formulating the agenda for the January Homeowners meeting. Will be mailing out the agenda/proxy. The board discussed adding a section to the newsletter communicating the effects of outdated governing documents to promote community awareness including why it is our duty as a community to maintain updated governing documents. In addition, communicate the need for community involvement to pass the amendments. It will require legal expertise to do the final draft to minimize risk to the community.

- B. Volunteer appreciation: The board appreciates all the effort on behalf of all the volunteers.

New Business:

- A. Governing Document Review: There is a way by court order to change documents. The board does not want to be perceived as having an agenda to change things without homeowner input. The board asks for suggestions and concerns in writing.
- B. Discussed the by law that all the board members fall under a 3-year term limit. As it is written, all the current board members will be off the board at the end of their 3-year term. The board will look for solutions that will be in the best interest of the community.

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

Respectfully Submitted
Andrea Garnhart, Secretary