

Pawnee Hills HOA
Board of Directors Meeting
February 9, 2017

Quorum of board members has been met. Board members in attendance Todd Fukai, Bill Curley, Cynthia Cregger. Meeting called to order at 6:05

Announcements: None

Approval of January Minutes: Not approved at this time.

Approval of Agenda: Approved as submitted.

Reports:

Facility Coordinator: Jim Garnhart- Jim was able to find a way to fix the broken mailboxes so it is not necessary to purchase a new bank of boxes. PHHOA will use SMS Sprinklers at a cost of \$225 to manage sprinklers for the year 2017. Motion seconded and approved. Many of the lights in the barn are burned out and they are 14 ft. high. There are some homeowners that use the barn periodically and have complained about the lights. Part of the problem is that the lights are being left on. Jim to get an estimate from Parker Electric to have timers and led lights installed. Jim to have this work done if the cost does not exceed \$300. Motion made to approve the lighting work at the barn seconded and approved. We have had a lot of siding damage from the recent high winds. Should we make an insurance claim? Board states yes, we should make a claim, Jim to call insurance company.

Treasurer: Sandy Perry- Bank Balances for period ending January 31, 2017: Petty Cash \$350, Checking:\$26,651.00, Savings \$27,268.25, Debit card \$1,351.16, Total \$55,620.41, Reserve Acct \$93,553.38, Total Operating \$149,173.79.

Approval of bills: The bills have been read and motion made to approve the bills as read seconded and approved.

The payroll management service needs an updated W-4 for PH HOA employee Zach Quinby. Jim to get this from to Zach. Sandy to communicate that Zach is not to be terminated from the payroll.

Sandy brings up concerns regarding who is authorized to request services from Elizabeth Business Center. The board will create a list of persons authorized to request services from Elizabeth Business Center.

ACC Committee: None

Activities: Robin Pickering- Robin has planned the activities schedule for the year.

Covenants:-Paulette Cresawn-Committee is not working on anything new at this time. The board recently received a legal opinion regarding the governing documents that the committee has been working on. Paulette to draft information to be included in the March newsletter. The charges for this legal opinion to be charged to legal.

Equestrian:- Rachel Larsen-None

Newsletter: Andrea Garnhart-Goal to get newsletter out by the 1st of each month. Bill Curley suggests adding "minutes" to the newsletter in an effort to keep the community more informed. While it is generally agreed upon that the newsletter could be more informative the board maintains that much information is already on the PH website. Bill suggests a separate mailing to the community to get

information out regarding the obsolete governing documents and a mechanism to update them.

Website: Sandy Perry-Website up to date. Need October 2016 and December 2016 minutes. Also need Notice of no homeowner meeting in January 2017.

Welcoming: Robin Pickering- Robin went to Elizabeth Business Center to have copies of the 2014 directory that she gives to new homeowners. EBC has told her that all copy requests need to be approved by the board. The board approves these expenses.

Open Forum/Communications From Community Members: Has been suggested the HOA purchase a PA System for use during homeowner meetings. Bill to shop for a PA system.

Old Business:

Trash Service: Some homeowners don't want to give up their right to choose their own trash service. The board will continue to explore options.

Arena Contract and Schedule: There are some amendments to the original contract. Greg to speak with Dirt Dogs to confirm pricing and get updated contract. Work expected to commence in April. Todd states that when the board approves a contract and then there are changes to that contract, it must come before the board again for review and approval. Once a contract is approved it can then be signed by the president or officer in charge.

Document Review: The recommendations received from the attorney regarding our governing documents is confusing and Cynthia would like to request clarification in order to make our covenants enforceable. The board is going to get an estimate from the attorney regarding what we are required by law to address in our governing document.

Delinquency Letter and Procedure: The board continues to work to improve this process.

New Business:

Membership education meeting: Board is required by CRS to educate homeowners about policies and Procedures. This can be accomplished in conjunction with the July and January homeowners meeting.

Community Survey: Should the board spend community money to conduct a survey to get community input? The board does agree that community input is important. The board will solicit homeowner input via a suggestion box at the mailbox shelter and will also place an item in the newsletter regarding how homeowners may have their voice heard. The board will then consider all suggestions from the homeowners.

Motion made to adjourn meeting seconded and approved. Meeting adjourned at 7:51 pm.

Respectfully Submitted
Andrea Garnhart
Secretary