

Pawnee Hills HOA
Board of Directors Meeting
May 11, 2017

Quorum of board members has been met. Board members in attendance; Greg Harber, Cynthia Cregger.
Meeting called to order at 6:30 pm.

Announcements: None

Approval of Minutes: None at this time.

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

Reports:

Facility Coordinator: Jim Garnhart-The interior lights in the barn have been replaced with LED lights. Sprinkler system has been turned on but is in need of repair. Arena project is in progress. Need to finalize plan for fencing. Need to decide what to do with sand that has been excavated. We have the old refrigerator, stove, and microwave downstairs and inquires if the BOD wants to dispose of these in some way. Greg suggests we offer them for sale to the homeowners. Suggest we offer them for sale via the June garage sale. Arapahoe Pool Co. is scheduled to open the pool for the season. Jim to have the lower door timer reset to 9:30 pm. Jim would like to replace the chairs surrounding the pool that have been broken. The chairs are much appreciated by the pool users but they do not hold up well to the abuse by some “teenagers” that jump off of them and throw them in the pool. The chairs are of minimal cost and Greg asks that Jim replace as necessary.

Treasurer: Sandy Perry- Bank balances for period ending March 2017: Petty Cash-\$350.00, Checking-\$22,116.76, Savings-\$27,278.22, Debit Card-\$619.22, Total-\$50,363.98, Reserve Fund-\$99,210.72 Total Operating-\$149,574.70. The bills have been read and motion made to approve the treasurers report as read seconded and approved. The initial check to Dirt Dogs for the arena came out of the operating funds and in May a transfer from the reserve account will occur to account for this. Sandy to order the final check for this project. Widener and Associates has completed our financial audit for 2016-requires a board member to sign off on this. Widener and Associates has offered to complete the taxes and financial audit for 2017 for \$1,750.00. Sandy recommends this firm because they are fast, easy to work with, and thorough. Greg will sign off on these items.

ACC Committee: Request for dog run and fence at 1306 Belgian trail-approved, House painting- 1656 Kiowa Trail-approved, Garage door replacement-35709 Cherokee Trail, approved.

Activities: Robin Pickering-The Easter egg hunt was well attended. Next community event will be the garage sale on June 9th and 10th. Signs to be placed around the neighborhood.

Covenants: Paulette Cresawn-The committee has reviewed the bylaws and will make recommendations. The next step is to compare the bylaws with the covenants for consistency. The committee is hoping to completely re-write the bylaws and replace the document

Equestrian: Rachel Larsen-The committee had a work party in April to prepare for the arena renovation. Some new arena training equipment has been ordered. Arena gates will be painted to match the new fence panels. Trail markers to be painted and installed. Have reached out to the horse owners via email, post, and Facebook to keep advised regarding the progress on the arena. The board would like to celebrate the arena completion by hosting a community BBQ. Date to be determined.

Newsletter: Andrea Garnhart-Get items to be included in the newsletter to Andrea by the 25th of each month.

Website: Sandy Perry-The Articles of Incorporation are not available on the website.

Welcoming: Robin-There have been several houses for sale and presumed sold. Robin will try to welcome them all.

Open Forum/Communications from Community Members: Greg has reviewed the bylaws, and policies and procedures, and requires that the 5-minute policy be followed regarding a homeowner addressing the board at a meeting.

Old Business:

Update on proposed trash service: Received feedback from one homeowner that prefers to keep his own trash service. Plan to invite the Garbage Man representative to the June 8, 2017 Board of Directors meeting and to the July 2017 homeowner meeting to present the program.

Arena Renovation: The dirt work will be completed soon. Discussion regarding fence installation. The Board has elected to have fence panels installed and will address safety issues as needed. Fence panels to be purchased at Murdoch's. Motion made to approve fence install by Dirt Dogs using fence panels attached to the middle of the posts without a cap. Gate posts to be set in concrete. Motion seconded and approved.

New Business:

Document review: The delinquency letter has been put on hold. The board will review this at a future meeting to finalize and it will be referred to CMA and to the attorney for final review and implementation.

The existing policies and procedures are in the process of being re-typed for ease of editing.

The covenant committee is in the process of creating a letter to advise homeowners of covenant rules, found in the Governing Documents, and to advise homeowners the board is obligated to enforce those rules. Discussion had regarding current process and timelines regarding covenant enforcement. The board will continue to review this process.

Appointment of board members: Anyone interested in being on the board please contact the Board of Directors.

Election of Vice President-Tabled

Announcement of July 29, 2017 homeowner meeting. Considering hosting a BBQ to coincide with the completion of the arena project.

Attorney of Record-No change-still under consideration.

Expense limitation/Signature authority of board of directors/officers-discussion regarding the legal considerations regarding whether a board member can spend HOA monies for HOA purposes without prior approval from the other board members. Should there be an established limit for spending by Board Officers? The consensus is a board member should not have unlimited spending authority but a policy and procedure is not necessary.

Motion made to adjourn meeting seconded and approved. Meeting adjourned at 9:05 pm.

Respectfully Submitted

Andrea Garnhart

Secretary