

Pawnee Hills HOA  
Board of Directors Meeting  
June 8, 2017

Quorum of board members has been met. Board members in attendance; Greg Harber and Cynthia Cregger, Mark Chisholm. Meeting called to order at 6:28pm.

**Announcements:** None

**Approval of Minutes:** May Minutes have not been completed.

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

**Reports:**

**Facility Coordinator:** Jim Garnhart-Pool is now open and operating well. Someone has stolen the bungee cords used to secure the trash cans in the pavilion. Jim has tried to reprogram the lower level timer on the door and is unable to. Locksmith to come out to reprogram lock to close at 9:30. Have had ongoing problem with weed control at clubhouse and mailbox island. Lawn Doctor to spray again.

**Treasurer:** Sandy Perry-Bank Balances-Petty Cash-\$350.00, Checking-\$32,678.82, Savings-\$27,281.70, Debit Card-\$4,993.56, Total-\$65,304.08, Reserve Fund-\$67,845.45, Total Funds-\$133,149.53. Bills have been read and motion made to approve the bills as read seconded and approved.

**ACC Committee:** 1500 Shoshone Trail addition to house, approved by ACC committee. Committee suggests that when Robin welcomes new homeowners to the neighborhood that she gives a copy of the ACC packet.

**Activities:** Robin Pickering-Garage sale is this weekend. Signs to be placed and Jim will put on the Next-Door site.

**Covenants:** Paulette Cresawn-Bylaws with all the recommendations from the attorney have been prepared and the bylaws with the covenants are ready to go to the attorney. Copies have been sent to the board for review. Have inserted amendments to the bylaws. There are instances where the bylaws conflict with the covenants. The committee is working on reconciling this.

**Equestrian:** Rachel Larsen-Not present

**Newsletter:** Andrea Garnhart-Get items for submission to Andrea by the 25<sup>th</sup> of each month please.

**Website:** Sandy Perry-Nothing to report

**Welcoming:** Robin-Will add ACC form to welcome basket.

**Open Forum/Communications from Community Members:** Paulette states that there are often children at the pool unaccompanied by an adult. Suggests that we monitor the pool during open pool hours for the first few weeks of the pool opening to enforce the rules. There is liability if we are not enforcing the rules. The board could identify the homeowners that are allowing their children to swim unaccompanied and restrict their pool privileges.

**Old Business:**

**Trash Service update-**The Garbage Man is here to explain his fees and services available for exclusive service for household trash removal for all of Pawnee Hills HOA. Three-year contract \$13 month per household. Plan to have him present his services at the Homeowners meeting on July 29, 2017.

Discussion by board regarding how the trash fees would be allocated and budgeted with the monthly dues.

Arena Fence Contract Approval: Bid is \$3,450 to set posts in concrete, attach fence panels to posts, and install gates by Dirt Dogs Grading and Land. Motion made to approve fence installation contract at the arena as proposed. Motion seconded and approved.

Arena Project: All the materials for the fence have been purchased. Have also purchased seed germination mats for the area surrounding the arena and will purchase grass seed as well.

Covenant Enforcement and the letter to homeowners regarding enforcement: It was decided in a previous meeting that it would be a function of the Covenant Committee to identify covenant violations and notify the homeowner that they were in violation. If the homeowner failed to come into compliance within the specified time, the board would be notified to take further action. A new Covenant violation notification letter is in the process of being drafted. The covenant committee is working to reconcile the Governing Documents and is not in a position to go out and enforce the covenants at this time because of inconsistencies.

It is a duty and obligation of the board to enforce the covenants as they are written.

Document Review (Covenant committee): In progress

Appointment of Board Members: Board members are not required to be homeowners. Does anyone know someone that would be able to fill this role?

Election of Vice President: Undetermined at this time.

Announcement of the Homeowner Meeting: Scheduled for July 29, 2017. Andrea Garnhart to get the Cover letter, Agenda, and Proxy ready to be mailed prior to 15 days before the meeting.

Attorney of Record: Board will have Cheryl Mulvihill complete any items she is currently working on and will transition any new business to Hindman-Sanchez.

### **New Business:**

Procedure for Covenant Committee Enforcement Letter and Homeowner contact: As above

Motion made to adjourn meeting seconded and approved. Meeting adjourned at 8:12pm.

Respectfully Submitted  
Andrea Garnhart  
Secretary