

**Pawnee Hills HOA  
Board of Directors Meeting  
July 13, 2017**

Quorum of board members has been met. Board members in attendance Greg Harber, Cynthia Cregger. Meeting called to order at 6:50 pm.

**Announcements:** Greg recommends the board members and committee chairs read "Neighbor Law, Fences, Trees, Boundaries and Noise" to aid in resolving neighbor disputes.

**Approval of Minutes:** Motion made to approve March 2017 minutes seconded and approved. April and May 2017 pending board approval.

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

### **Reports**

**Facility Coordinator:** Jim Garnhart: The arena project is near completion. Rachel to sand and paint the gates. Grass seed and seed mat purchased for the area surrounding the arena. Jim will do this in the fall when the temperatures are cooler.

The pool chlorinator broke and was replaced. There have been some instances of trespassing at the pool. Jim has been verifying addresses and possession of pool keys more frequently. Additional chairs purchased for pool deck area. Continue to have problems controlling the weeds at the mailbox shelter/island area. It has been sprayed per Lawn Doctor three times this past month. Plan next year to have pre-emergent sprayed.

Fire inspection completed. No deficiencies noted by the fire department.

Jim to place cement board behind the gas grill.

Jim to consolidate signs posted at the pool entrance. No change to pool access rules at this time.

**Treasurer:** Sandy Perry not present. Bank balances for period ending June 2017. Petty Cash: \$350, Checking: \$35,932.30, Savings: \$27,285.06, Debit Card: \$3,928.70, Total: \$67,496.06, Reserve account: \$69,727.24, Total Operating: \$137,223.30. No bills read at this time.

**Activities/Welcoming:** Robin Pickering: The 4<sup>th</sup> of July parade was held at the club house this year. Next year plan better for parking. Does the board want to have a BBQ or Picnic this summer or fall? Robin has delivered welcome baskets to two new homeowners this month.

**Equestrian:** The arena/fence project completed except for painting of the gates. Getting positive feed-back from the community. A new obstacle course has been created adjacent to the arena complete with horse training tools. Jeff Minion has also created a vehicle turn around. Rachel would like to purchase some trail obstacles for the arena area for use in training horses. Requests board approve \$260.00 for the purchase of these training tools. Motion made to approve the purchase of a bridge and mailbox in the amount to \$260. Motion seconded and approved.

Greg requests that the equestrian committee remove the commodes and pipes in the barn.

Fire mitigation of trees surrounding barn-estimate to dead trim 20 pine trees \$900. Jim to look at trees and see what he can trim.

Rachel to obtain estimate to stain barn.

Discussion regarding the 10 foot required easements along the road and the "bridle paths" or utility easements. Is the HOA liable since there are signs up marking the locations of the trails?

**ACC:** Pergola and fencing-1243 Sioux Trail approved. Fencing-1854 Belgian Trail approved.

The ACC is looking for a non-punitive method of notifying homeowners that they are violating a covenant. This may include a friendly knock on the door by a member of the covenant committee with a copy of the ACC application or it could be in the form of a letter that also includes the ACC application. The thought behind this being, many new homeowners may not be aware of our covenants and the ACC process. Hopefully, this would stop any unapproved projects before too much time and expense has been spent by the homeowner.

**Covenant Control Committee:** Covenant and by-law review has been completed. Once the rules and regulations are complete it will be presented to the board for approval and then to the attorney. These documents are on the website for homeowner review and input.

**Newsletter:** Andrea Garnhart-nothing to report.

**Website:** Sandy Perry not present

**Open Forum:** IREA has cut down trees on some properties and did not remove the large timbers. Board suggests the individual homeowners contact IREA directly if they need this debris removed.

**Old Business:** Arena budget over run of \$900 for additional work needed per Dirt Dogs. Motion made to approve additional \$900 seconded and approved.

Garbage Man to be contacted to present his services at the July homeowners meeting.

The board is actively seeking new board members. Currently 2 vacant positions.

Due to time constraints, board member Mark Chisholm will remain on the board only until a replacement has been found.

Motion made to adjourn the meeting seconded and approved. Meeting adjourned at 8:35 pm.

Respectfully Submitted  
Andrea Garnhart  
Secretary