

Pawnee Hills HOA
Board of Directors Meeting
September 14, 2017

Quorum of board members has been met. Board members in attendance: Greg Harber and Mark Chisholm.
Meeting called to order at 6:05 pm.

Announcements: None

Approval of Minutes: None approved.

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

Reports

Facility Coordinator: Jim Garnhart: The riding lawn mower needed repair and was in the shop for about 1 month. During that time Jim used his own mower to maintain yard.

The breaker boards have been installed around the arena and appears to be helping with preventing erosion of the sand.

Jim has looked at the trees at the barn regarding fire mitigation. They are too high for Jim to trim. Jim states that \$900 is a fair and reasonable price to have this service performed as put forth last month by Rachel Larsen. The pool is now closed for the season. Overall there were few problems at the pool with vandalism and inappropriate behavior. The pool will need a repair to the chlorinator and the main gang valve on the pump prior to opening next spring.

The service provided by Lawn Doctor this year was less than satisfactory. Jim has spoken to the manager and will have a plan in place to make sure our needs are met if the board chooses to use Lawn Doctor next year. PH HOA due for a reserve study. Jim to contact Aspen Reserve Specialists to schedule this study per Greg Harber and Mark Chisholm.

Treasurer: Sandy Perry: Bank balances Petty Cash-\$350, Debit Card- \$ 2,375.90, Checking-\$30,576.43, Savings-\$27,292.00, Total Operating-\$60,594.33, Reserve Acct -\$66,848.17, Total Funds-\$127,442.50. The bills have been read and motion made to approve the bills seconded and approved. Sandy needs to know if the dues will be going increasing in 2018 by November 9 so the coupon books can be prepared.

ACC Committee: Plans approved: 1694 Kiowa Trail-concrete pad. 1142 Sioux Trail-house painting.

Activities: Robin Pickering: October Fall Festival to be on October 14 at 6:00 pm at the clubhouse
Robin proposes the plan by the Garbage Man to provide a garbage truck for 3 hours or until full for \$360.00. Motion made to approve \$360.00 for community garbage drop off on October 28th from 8:00 – 11:00 am or until the truck is full seconded and approved. Truck to be parked at the clubhouse and all items will be loaded by Garbage Man personnel. Notices to be placed in the newsletter and at the mailbox shelter. Addresses will be confirmed.



Covenants: Paulette Cresawn: Barb St. Clair is here to represent the Covenant committee. The final draft of the resolutions, covenants, and bylaws have been emailed to the board. The covenant committee is asking for approval from the board to submit the documents to the attorney for review. Greg states that he as a board member is not willing to approve such action. Greg states the covenant committee was to “scrub” the documents and clean them up. He states the committee went beyond cleaning them up and have changed the intent of the covenants. Greg also states that it is a violation of the code of ethics for a board member to be on the covenant committee and push a personal agenda. Greg would like to get an opinion from the attorney whether it is ethical for a board member to vote on a document that was written by said board member. The committee has completed the document review, and it has been turned over to the board for final approval prior to going to the attorney or homeowners.

Equestrian: Rachel Larsen: Andrea Garnhart represents the equestrian committee per an email from Rachel Larsen. Rachel states she has heard of plans to remove “Equestrian” from the Pawnee Hills signage and expresses her opinion against such action. There is no plan to remove “Equestrian” from Pawnee Hills. Rachel requests the board budget for the arena maintenance for 2018. Rachel inquires if there is an update on approving a work party for the trail system. This had been put on hold at the last meeting.

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Newsletter: Andrea Garnhart: No newsletter sent in September. Please get submissions to Andrea by the 25th of each month.

Website: Sandy Perry- The Covenant committee working document is on the website under committees. Jim would like to have more current photographs on the website. Will check on who can take some new pictures.

Welcoming: Robin: Fall Festival/Chili supper on October, 14-6:00 pm at the club house.

Open Forum/Communications from Community Members: Greg Harber resigns as president of Pawnee Hills HOA. States he disagrees with the direction and agenda of the other board members. Homeowner asks if there is a plan to replace the siding on the clubhouse and the decking surrounding the pool. The board will consider these items when reviewing the budget for 2018. Homeowner asks if the start time for the Board of Directors meeting can be changed to a later start time. No decision made to change the start time. It will remain 6:00 pm. Jim has received numerous complaints regarding the overgrown Juniper bush at the mailbox island. Jim to get some quotes for removing this bush.

Old Business: Jim submits for board review the law per Elbert County regarding discharging a firearm/hunting on private property. Jim will post this information at the mailbox shelter. If a homeowner observes a weapon being discharged the sheriff should be contacted.

New Business: Greg to ask Hindman-Sanchez to issue a letter to Robert Rowland regarding hunting on his property. Barb St. Clair expresses a desire to be on the Pawnee Hills HOA Board of Directors. Motion made to appoint Barb St. Clair as a board member seconded and approved. Another homeowner present asks the requirements to be a board member. She is not ready to commit at this time.

Motion made to adjourn meeting seconded and approved. Meeting adjourned at 7:19 pm.

Respectfully Submitted
Andrea Garnhart
Secretary