

**Pawnee Hills Community Association  
Rescheduled Board of Directors Meeting  
December 28, 2017**

Quorum of board members has been met. Board members in attendance: Cynthia Cregger, Don Larsen, Mark Chisholm (by telephone). Meeting called to order at 6:00 pm.

**Announcements:** None

**Approval of Minutes:** November minutes approved with change noting the parking lot light be hooded when replaced.

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

**Communication from homeowners:** Anonymous letter posted at the mailbox expressing displeasure that the monthly assessment coupon booklets for 2018 had not yet been received. Cynthia states CMA had been notified to order following the budget approval meeting, but CMA has not sent them yet. Sandy Perry to follow up with CMA and verify that coupon books are being sent. Letter to be posted at the mailbox stating that no homeowner is to be charged a late fee for the month of January due to unavailability of coupon books.

**Reports:**

**Covenants: Paulette Cresawn:**

Attorney was to have draft back to committee on December 28. The committee will then review for any corrections and changes. Motion made for the board to review the updated covenants as received from Paulette, motion seconded and approved. Once approved it will then be placed at the mailbox and on the website for homeowner review. Hard copies available upon request. Plan to attach plat map to final document. Sandy states the plat has been modified surrounding the barn property. Cynthia and Paulette to review changes to plat with the county.

**Treasurer: Sandy Perry:** Bank balances Petty Cash-\$350, Debit Card- \$ 1,070.17, Checking-\$39,288.59, Savings-\$27,302.19, Total Operating-\$68,010.95, Reserve Acct -\$72,595.31, Total Funds-\$140,606.26. The bills have been read and motion made to approve the bills seconded and approved.

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

**Facilities Coordinator-Jim Garnhart-**Trees at the barn have been trimmed and have been mulched and left at the barn area for homeowner use. There is also a stack of logs available for homeowners. Have received many favorable comments regarding the removal the large evergreens at the entrance. Some new decorations purchased for the mailbox. Did have some vandalism to the new decorations but was able to be repaired. No further vandalism noted. Reserve study is in process. Obtaining bids for the replacement of the decks with various decking materials. Questions to consider: Back railing with siding will need to be replaced. Some prices include replacing whole support structure or may build on top of existing infrastructure. New light to be ordered for parking lot light. Motion made to approve \$950 to replace light in the parking lot seconded and approved.

**ACC Committee-** None to approve

**Activities: Robin Pickering-** Nothing to Report

**Equestrian- Rachel Larsen-** Nothing to Report

**Welcoming-Robin Pickering-** Nothing to Report

**Newsletter: Andrea Garnhart-**Nothing to report

**Old Business:**

Homeowner A: Write off delinquency regarding bankruptcy. Per the attorney this money will not be collected and should be written off. Sandy has received the records from the attorney for archiving. Motion made to write off \$4,166.64 seconded and approved.

Homeowner B delinquency: The ledger has been clarified and the board has been working with CMA to determine what to write off and what is owed by the homeowner. Motion made to forgive debt and set the ledger balance to zero as of 5/31/2016 per the previous board decision and per advice of legal. Motion seconded and approved. CMA to calculate fees and monies owed beginning 6/1/2016.

Homeowner C to be removed from legal and referred to CMA for a payment plan. Motion made to contact the attorney and close this file and contact CMA to get homeowner C on a payment plan.

Cynthia to contact CMA regarding any other delinquent homeowners and get them on payment plans.

Cynthia has asked CMA to copy the board on all communications sent to homeowners.

**New Business:**

Jim is contacting alternate HOA management companies for consideration.

January homeowners meeting is scheduled for January 27, 2018 Letter, agenda, and proxy to be sent.

Randy Holder requests to become a board member for the Pawnee Hills HOA. Approved by Cynthia Cregger, Don Larsen and Mark Chisholm.

Motion made to adjourn meeting seconded and approved. Meeting adjourned at 7:28 pm.

Respectfully Submitted  
Andrea Garnhart  
Secretary