

Pawnee Hills HOA
Board of Directors Meeting
January 11, 2018

Quorum of board members has been met. Board members in attendance: Cynthia Cregger, Mark Chisholm, Don Larsen, Randy Holder via telephone. Meeting called to order at 7:05 pm.

Announcements: The notifications for the Annual Homeowner Meeting have been sent.

Approval of Minutes: None to approve currently.

Approval of Agenda: Motion made to approve the agenda as corrected approval of December minutes seconded and approved.

Reports

Facility Coordinator: Jim Garnhart- Christmas decorations have been taken down. Camera batteries have been changed. Has been a busy month for reservations. Reserve study is in progress and should be done soon. Parking lot light should be done soon. Continuing to get bids for the deck. Lawn Doctor to do a pre-emergent this spring. Jim will review what trees need more trimming next to the barn. Randy Holder would like to meet with future contractors giving bids for the deck/pool/porch replacement.

Jim obtained a quote for HOA facilities trash pickup-Clubhouse and Mailbox. The price for the Garbage Man is approximately double what the HOA is now paying. Our current provider only charges us one fee to pick up at both locations. Garbage Man not willing to do same.

Treasurer: Sandy Perry- Bank Balances for period ending December 2017. Petty Cash: \$350, Checking: \$42,862.82, Debit Card: \$1,020.18, Savings: \$27,305.44, Total Operating: \$71,538.44, Reserve: \$74,477.43, Total Funds: \$146,015.87. The bills have been read and motion made to approve the bills as read seconded and approved.

HOA license expires in March and the past attorney has always handled this. Will Hindman Sanchez be taking care of this now? Need to change the attorney of record with the state. Cynthia to check on this. Foreclosure and delinquency documentation items have been forwarded to Hindman Sanchez

ACC Committee: Nothing submitted this month.

Activities: Robin Pickering-Winners of the Holiday decorating contest were announced. Robin to bring refreshments for the homeowner meeting. Robin to speak at the homeowner meeting regarding additional community trash pickup in the spring. Also suggests the board send out postcards to the homeowners announcing the dates and requesting RSVP in return.

Covenants: Paulette Cresawn-Representative from Hindman Sanchez will attend the Annual Homeowners Meeting to answer any questions regarding the governing documents.

Equestrian: Rachel Larsen-Arena Maintenance-Received positive responses to the grooming and condition of the arena.

Newsletter: Andrea Garnhart-Cynthia has asked that the message be changed regarding delinquency and the steps to set up a payment plan. Andrea asks that the board create this message and submit it for inclusion in the newsletter. Suggest to the board that the HOA put a newsletter out either bi-monthly or quarterly since the information is often repetitive and is costly to send the newsletter monthly. Motion made to send the newsletter quarterly seconded and approved.

Website: Sandy Perry-Pending approval of minutes to post.

Welcoming: Robin Pickering-Nothing to report

Open Forum/Communications from Community Members:

Gary and Tracy Smith state, they believe our home values are decreased due to the fact the chickens are not allowed in Pawnee Hill. Would like the board to reconsider the no chicken rule since it is affecting the value of our homes. Cynthia states the board is not able to change the covenants without the approval of the homeowners. Suggests this be discussed at the Annual Homeowners Meeting.

Homeowner asks that we suggest to the homeowners in attendance at the annual homeowner meeting that they request to get the newsletter on line to save money.

Old Business: None

New Business:

Jeff Minion has raised his rates for grooming the arena. Motion made to approve this increase seconded and approved. Plan for Homeowner Meeting.

Requests that CMA notify the board of any delinquent letters sent to homeowners. The fee for this will be \$3.50. Motion made to request this documentation seconded and approved.

Barb St. Clair has resigned as a member of the Board of Directors.

Have received the contract from CMA. Have not received good service from CMA recently. The Board is looking at other management companies that might better meet our needs.

Motion made to adjourn meeting seconded and approved. Meeting adjourned at 7:23 pm.

Respectfully Submitted
Andrea Garnhart
Secretary