

Pawnee Hills HOA  
Board of Directors Meeting  
February 8, 2018

Quorum of board members has been met. Board members in attendance: Cynthia Cregger, Randy Holder, Don Larsen. Meeting called to order at 5:58 pm.

Cynthia makes a motion to appoint David Powell as a member of the Pawnee Hills HOA board of directors effective immediately. Motion seconded and approved.

**Announcements:** None

**Approval of Minutes:** December and January minutes approved with changes as discussed.

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

**Reports:**

**Facility Coordinator:** Jim Garnhart-Most weekends were reserved this month without issues. The women's toilet was spraying water and some working parts were replaced. SMS sprinklers has submitted their maintenance contract for \$225. Includes opening, closing, and a 1-time mid-season check. Needs payment by February 28, 2018. Jim has a proposal for property management from Diversified Property Management for review by the board. The board continues to look into changing management companies. Jim has brought bids he has received for the deck replacement and samples of decking materials for the board to review.

Discussion regarding making a fenced patio area at the entrance to the lower clubhouse room.

Discussed making a gate into the back yard that will accommodate the riding lawnmower

The preliminary reserve study has been sent to all board members for review. Pending board approval for final copy.

**Treasurer:** Sandy Perry-Bank Balances: Petty Cash-\$350.00, Checking-\$44,760.30, Savings-\$27,309.14, Debit Card-\$848.14, Reserve Fund-\$76,361.50, Total Operating-\$149,629.08. The bills have been read and motion made to approve the bills as read seconded and approved. The 2017 taxes have been completed. The writes off for homeowner A-\$4,166.64, that were approved at the December meeting have been reflected on the January 2018 delinquent report. The write offs for homeowner B-\$8,615.92, will be reflected in the February report. The HOA board will change our contact information for licensing with the Secretary of State and Board of Realtors.

**ACC Committee:** One request for solar panels at 1666 Pawnee Pkwy. Approved.

**Activities:** Robin Pickering-Not present.

**Covenants:** Paulette Cresawn-Document Review: The attorneys have the documents and are doing a final review. Would like to get the letter drafted for the ballot. To protect the integrity of the vote, the board will put a plan in place regarding the voting process. The board is implementing a plan to encourage homeowners to vote.

Once the document project is complete the covenant committee plans to focus on enforcement of covenants.

**Equestrian:** Rachel Larsen: Not present

**Newsletter:** Andrea Garnhart-Would like to send newsletter for first quarter even though it is late due to Easter Egg Hunt in March.

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

**Welcoming:** Robin-Not present

**Open Forum/Communications from Community Members:** None

**Old Business:**

Deck proposals-Don Larsen will make an excel spread sheet with all the bids. The board will then review all the bids and may approve this via email.

Management Company Proposals and Contract- Jim has received a proposal for property management from Diversified Property Management for review by the board. The board continues to look into changing management companies. Cynthia will reach out to the attorney regarding recommended Management companies.

Attorney of Record is Hindman Sanchez-Contact information relayed to the board members

Discussion regarding legal fees surrounding the review of the governing documents. Cynthia makes a motion that we approve an expenditure not to exceed \$1,500 for attorney's fees until the board is able to meet again.

**New Business:**

Appoint Officers: Cynthia will remain as president, Don Larsen appointed a Vice President

Calendar: It is desirable to have a running calendar to meet timely objectives. The board plans to have a working session to develop this calendar.

Homeowner Meeting recap

Plan to get bid for signage for the Clubhouse and Riding Arena

Some homeowners believe our property values are being affected by the restrictions in our covenants.

It was expressed that the community garbage pick up was well received and there are plans to offer this again in the spring.

Plan to find out the dates of the Elbert County Trash pick-up and an electronics pick-up.

Homeowner suggested we offer an incentive to get homeowners to come to the Homeowner meetings like door prizes or a raffle.

Can we share the name of the contractor that does our deck project for homeowners that may want to use their services?

We need an Easter Bunny for the Easter Egg Hunt.

The board may want to purchase a PA system for the homeowner meetings so everyone can be heard.

Could homeowners call into the Homeowners meeting by conference call. Yes, but they would not be able to vote via conference call.

Proxies are only valid for 11 months.

Horse VS Equestrian- Horse is the actual animal and Equestrian refers to related horse activities.

Remind homeowners to be aware of their dogs rushing the fence or dogs being at large. This is a safety concern for horse, riders, and pedestrians.

The Rules and Regulations are to support our governing documents.

Next meeting – March 8, 2018

Motion made to adjourn meeting seconded and approved. Meeting adjourned at 8:00 pm.

Respectfully Submitted  
Andrea Garnhart  
Secretary