

Pawnee Hills HOA
Board of Directors Meeting
March 8, 2018

Quorum of board members has been met. Board members in attendance Cynthia Cregger, Randy Holder, David Powell. Meeting called to order at 6:27 pm.

Announcements: None

Approval of Minutes: Motion made to approve the June, July, and February Minutes with correction, seconded and approved.

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

Reports:

Facility Coordinator: Jim Garnhart-Jim has met with the project coordinator for the deck replacement. They will obtain the permit from Elbert County. Plan to begin construction early April.

Have researched features and cost of PA systems for use at homeowner meetings. No decision made today. Will revisit at the next board meeting.

Getting estimates on signage for the clubhouse and arena property. Estimate from Fast Signs in Parker \$177.20 for both signs. Motion made to purchase of 2 signs from Fast Signs not to exceed \$200.00 seconded and approved.

Cynthia recommends watering the back yard since it is supposed to be warmer temperatures next week.

Treasurer: Sandy Perry- Petty Cash-\$350.00, Checking \$44,869.52, Debit Card-\$ 798.15, Savings\$ 27,312.28, Reserve \$ 78,243.80, Total Operating \$ 151,573.75. The bills have been read and motion made to approve the bills as read seconded and approved.

Discussion regarding the aging report and monies refunded to homeowners following the sale of property. CMA is getting caught up. The board is concerned the processing fees are not being passed on to the homeowner.

ACC Committee: A homeowner has complained that the berm at 35712 Cherokee Trail is too high and that the homeowner is dumping refuse again. Jim to check on the ACC form that was submitted.

Activities: Robin Pickering-Easter egg hunt on Saturday March 24.

Covenants: Paulette Cresawn: Updating of the governing documents-Final documents have been submitted to the board for approval.

The board will meet on March 23 at 1:30 for the board to review as a group

Paulette is creating a letter that will go out with the ballot to the homeowners and asks the board what they would like to be included in the letter.

Paulette states there are some properties that appear to be violating some covenants. The board is working on creating a covenant enforcement form letter for informing homeowners covenant violations.

Equestrian: Rachel Larsen-Not present

Newsletter: Andrea Garnhart-Discussion to have newsletter only electronically. Paulette to make a sign to post at the mailbox explaining the newsletter will be posted on the website and will be distributed quarterly. Those homeowners that get the newsletter by email will continue to do so. Any homeowner that wants to receive the newsletter by mail or email will need to call and request it. Financials will not be included in the newsletter going forward. Motion made to have Paulette post a sign regarding the changes to the newsletter seconded and approved. This will be the last newsletter that will be mailed. The board has approved the newsletter with changes as discussed

Website: Sandy Perry-Will post pictures of the new arena in the spring/summer.

Welcoming: Robin- Not present

Open Forum/Communications from Community Members: None

Old Business:

Deck Proposals-Bid process-The board met at the clubhouse on February 23, 2018 at 2 pm to finalize the deck bids in a meeting with CareFree Decks-Mike McCarthy. Board members present; David Powell, Randy Holder, and Cynthia Cregger. Jim Garnhart, facility coordinator was also present. There was a quorum of the board and the decision was passed at that time.

Attorney of Record-Cost vs Budget-The board has contested some expenses billed by the attorney and they have written off \$522. Sandy to reconcile what has been paid and what has been contested and what is outstanding. This information will be emailed out to the board. Cynthia will also send out contact information for our attorney of record.

Governing Documents-Next steps: The board will meet on March 23 at 1:30 for the board to review as a group Paulette is creating a letter that will go out with the ballot to the homeowners and asks the board what they would like to be included in the letter.

Calendar-Tabled at this time.

New Business:

Reserve Study-Not approved at this time. Will review further at the April board meeting.

Motion made to adjourn meeting seconded and approved. Meeting adjourned at 8:18 pm.

Respectfully Submitted
Andrea Garnhart
Secretary