

Pawnee Hills HOA
Board of Directors Meeting
April 12, 2018

Quorum of board members has been met. Board members in attendance; Cynthia Cregger, Don Larsen, Randy Holder, David Powell. Meeting called to order at 6:11 pm.

Announcements: Some homeowners have contacted Cynthia and inquired about the agenda.

Approval of Minutes: None to approve currently.

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

Open Forum/Communications from Community Members: *(3-minute time limit per person)* Robin asks about good dates for the two community garbage pick-ups. Would like to send out a save the date postcard to announce the two dates. Will have the recycling trailer for the June pick-up but not the December pick-up. There is a homeowner that recycles metal and may be willing to participate in the clean-up. Robin to contact this individual. The board makes a motion to have the Garbage Man come on June 16th and November 3rd for a community garbage pick-up. The cost is \$385.00 for each date and the truck will be available for 3 hours or until the truck is full. The motion is seconded and approved. Notice will be put in the newsletter and the mailbox shelter to advertise this service to the community.

Reports:

Treasurer: Sandy Perry-Petty Cash-\$350.00, Debit Card-\$540.53, Checking-\$ 49,619.52, Savings-\$ 27,315.64, Reserve-\$64,268.63, Total Operating-\$ 141,744.33

Approval of bills-The bills have been read and motion made to approve the bills seconded and approved. Sandy to call Century Link regarding our rates for telephone service. Sandy to request CMA to increase the debit card balance in anticipation of upcoming pool and clubhouse expenses.

The 2017 audit has been received. Board to review. Some problems were identified with year end journal entries for the years ending 2015 and 2016. Sandy to consult with CMA to correct these entries.

Cynthia requests a chart of accounts for review. Sandy will forward the Audit Representation Letter for signature by a board member. Also submitting a contract for services for 2018 for taxes and audit for \$1,900. Motion made to approve the contract for Widener and Associates to prepare the taxes and audit for \$1,900 for the year 2018 seconded and approved.

There are some discrepancies on the March financials and Sandy is working with CMA to resolve these. Sandy asks if the reserve study is complete. Cynthia states it has been approved.

Website: Sandy Perry

Facility Coordinator: Jim Garnhart-Work has begun on the deck replacement today. We have salvaged some pieces of siding for future repairs.

Jim to place caution tape and signs on the back-exterior door during this project. The new signs have been put up at the Clubhouse and the Riding arena.

Plan to have the sprinkler system turned on. Contacting Arapaho Pool to get the pool ready. The pump requires a repair and want to have this completed prior to the pool opening.

Need to purchase a subscription to the Microsoft office program. Randy states he may be able to add the clubhouse computer to his plan.

Jim gets numerous calls from realtors regarding rumors of changes to our covenants.

Lawn Doctor has begun their spring weed spraying and aeration services.

The kitchen trash can and the trash cans at the pool have holes and need replacement. Costco has a nice product for \$39. Cynthia requests we wait until next month when the board has had time to review the budget.

We also need to replace some missing horse shoes and basketball nets.

A homeowner has requested that the volleyball court be maintained better. We need a load of sand brought to the volleyball courts.

There is a need for a camera at the arena to capture what is happening in the arena. Plan to reposition the camera at the arena so it is facing the arena and not the sand dunes.

Request that we increase our security plan with Front Point for the summer months. We run out of recording time towards the end of the busy summer months.

Architectural Control: Jim Garnhart-Request for deck replacement at 1912 Pawnee Pkwy-approved. Request for loafing shed at 1396 Belgian Trail-approved. Jim requests that we simplify our Architectural Control forms.

Covenants: Paulette Cresawn-Changes have been made to the document per the direction of the board. Paulette has contacted the county for clarification on setbacks. The document is almost ready for final review. Have begun writing the letter that will go out with the ballot.

Activities: Robin Pickering-Easter Egg hunt was a success. Next event will be the community garage sale June 9th and 10th.

Welcoming: Robin Pickering-

Equestrian: Rachel Larsen-We have had some damage to the arena from horses being left unattended in the arena and from hard riding. A camera may be a deterrent to this activity. Jim to reposition the camera at the arena. Looking for volunteers for barn and trail maintenance, have not gotten much response. Hoping to get a work party for staining the barn. Planning to review the cost of materials and will revisit at the May BOD meeting.

Rachel would like to draft and post a sign to be posted at the arena regarding damage to the arena being considered vandalism.

Newsletter: Andrea Garnhart-Will send next newsletter out by mid-May. Please get items to Andrea by May 5.

Old Business:

Form Letters for Covenant Enforcement Review Draft-The board has created letters to address covenant violations.

Calendar-Schedule of business due dates-tabled until next meeting.

Reserve Study Approval March 23, 2018-This has been voted on and approved by the board.

Governing Document Approval March 23, 2018-Still wanting to obtain more information. Not approved yet.

PA system-Jim brought prices and options available for review. No decision at this time.

New Business:

Website postings-only governing documents, financials, facility scheduling, contact info (government and what is already there.) Need to make sure we are only posting items that pertain to business.

Response to concerned homeowner from March 19, 2018-The board has sent an email to this homeowner regarding a by-law question.

Next meeting May 10, 2018

Motion made to adjourn meeting seconded and approved. Meeting adjourned at 8:19 pm.

Respectfully Submitted

Andrea Garnhart

Secretary