

Pawnee Hills HOA  
Board of Directors Meeting  
September 13, 2018

Quorum of board members has been met. Board members in attendance; Cynthia Cregger, David Powell, Darren Damiani, Paulette Cresawn (by phone). Meeting called to order at 7:10 pm.

**Announcements:** None

**Approval of Minutes:** Motion made to approve August 2018 minutes seconded and approved.

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

**Open Forum/Communications from Community Members:** Janelle Chisholm presents information regarding item 4A that will be on the November ballot. Requests permission to post informational materials at the mailbox. Motion made to allow posting of informational materials at the mailbox seconded and approved. Homeowner shared information regarding mitigation of noxious weeds. Elbert County does not have a program in place for control of noxious weeds. Information to be included in the newsletter regarding noxious weed control.

Discussion regarding the voting rights and use of facilities of homeowners that are in arrears.

There was a bear sighting at the Pawnee Hills Arena. Report of mountain lion in Western County Ranches. 3-minute time limit per person.

**Reports:**

**Treasurer:** Sandy Perry: Financials not received this month so nothing to report. We are in the process of transitioning our management company to Diversified

We have 9 boxes at Iron Mountain Storage that were initially put there by CMA that need to be retrieved. David Powell to go to Iron Mountain and retrieve these boxes of documents.

**Website:** Sandy Perry

**Facility Coordinator:** Jim Garnhart-Pool is now closed. Pool light to be fixed next week. The pool light repair will bring this up to code. This light was damaged by Carefree decks during the deck replacement. The cost of this repair to be passed on to Carefree Decks when complete. Mower has been repaired at a cost of \$500. We have lost some of our storage space with the deck replacement. Consider framing in the area under the deck for storage and secure the electric panel from public access. Request made for table and chairs on the upper deck. Will be considered with next years budget. The new camera has captured images of people climbing over the deck. Unable to identify who they are. Getting information for new internet providers. New modem to be installed. Have received many phone calls regarding the new management company and where to send dues. Inventory of pool keys is down to 4. Does the board want to have more keys made or have all the locks rekeyed? This will be discussed with the budget items for 2019.

**Architectural Control:** 1595 Kiowa Trail-concrete front porch, sprinkler system, 1500 sq. feet grass, approved. 1344 Belgian Trail-siding, windows, doors, porch, roof, gutters, paint-approved. 1795 Shoshone Trail-solar panels-approved.

**Covenants:** Paulette Cresawn-Finalizing final ballot count for covenant-have received minimum number of ballots required to pass these changes. The focus of the Covenant committee will now be working with the homeowner and the board and enforcing covenant compliance

**Activities:** Robin Pickering-The Fall Festival is scheduled for October 13 at the clubhouse. Garbage pickup is scheduled for November 3. Holiday decorating contest Friday December 14.

**Welcoming:** Robin Pickering-Nothing new to report.

**Equestrian:** Stacey Damiani-Some of the trail markers are down. There are some replacement markers in the community barn. Is it ok for the equestrian committee to replace these signs since they are on private property? No decision made on this at this time. Equestrian committee to inform the board what trails are blocked. Discussion regarding future grooming of the arena since the person that now does it will be moving.

**Newsletter:** Andrea Garnhart-will be sending out a newsletter October 2018. To be included: covenant information, noxious weeds, new management company.

**Old Business:**

- A. Deck Payment/Pool light repair-As mentioned above,
- B. Management Company Update-Due to the closing of the current association management company, August 2018 the Pawnee Hills Community Association board of directors voted unanimously to hire Diversified Association Management Effective September 1, 2018. Contracts were signed following attorney review on September 13, 2018. Diversified to be sending out a letter to homeowners regarding new process. The board is working with Diversified to get them operational.
- C. Calendar for future boards-Tabled
- D. PA system-Has been ordered
- E. Internet Provider-The internet speed is very slow at the clubhouse. The security cameras use a large amount of data. Will investigate pricing and available internet providers to improve our access.
- F. Employee Job Description-tabled
- G. Covenant Violation Letters Board Approval-
- H. Bylaw Resolution Discussion-Number of Board Members-Need resolution that states we require not less than 3 nor more than 5 board members to conduct business. Darren to work on this.

**New Business:**

- A. Board member appointment-None
- B. Next steps for Governing Documents-Discuss with attorney regarding next steps needed for filing with the county. Motion made to contact the attorney regarding finalization of governing documents seconded and approved.
- C. Budget- Will begin examining 2019 budget.
- D. Executive Session

Next Meeting-October 11, 2018

Motion made to adjourn meeting seconded and approved. Meeting adjourned at 8:49 pm.

Respectfully Submitted  
Andrea Garnhart  
Secretary