

Pawnee Hills HOA  
Board of Directors Meeting  
October 11, 2018

Quorum of board members has been met. Board members in attendance; David Powell, Paulette Cresawn, and Darren Damiani. Cynthia Cregger by phone. Meeting called to order at 7:02pm.

**Announcements:** Robert Reese present and interested in being on the board of directors.

**Approval of Minutes:** None to approve currently.

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

**Open Forum/Communications from Community Members:**

3-minute time limit per person.

**Reports:**

**Treasurer:** Sandy Perry-Bank Balance as of August 31, 2018. Checking-\$10,308.06, Savings-\$ 27,332.88, Debit Card-\$ 619.77, Reserve Account-\$43,677.80.

The HOA is still transitioning to the new management company. There has been a delay in getting some of the bills paid during this transition.

Approval of bills-The bills have been read. Motion made to approve the bills seconded and approved.

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

**Facility Coordinator:** Jim Garnhart-Waiting to receive the new debit cards in order to purchase clubhouse supplies. Pool light has been repaired. The flood light is still not working and will need to be repaired by an electrician. Have been winterizing clubhouse and pool area. Met with Lawn Doctor regarding weed control for next year. Obtained estimates from several internet providers. Jim to contact snow removal provider for services this winter.

Discussion regarding enclosing the mailbox shelter to protect it from weather.

A. Deck payment/pool light repair-Invoice for the pool light repair was \$1,427. This included repairing the light which was damaged by Carefree Decks as well as charges to upgrade the light and bring it up to code. We have withheld payment to Carefree Decks in the amount of \$1,000. Plan to notify Carefree Decks that \$1,000 will cover the damages. Sandy requests documentation from Carefree Decks that they have been paid in full.

**Architectural Control:** 35697 Cheyenne Trail- repainting house, windows, shutters, trim all approved.

**Covenants:** Paulette Cresawn

A. Ballot Count Update-We did collect enough signatures to amend the governing documents. Attorney will be filing the new governing documents. Old documents will then be archived and labeled as inactive. The board has sent letters to homeowners that were determined to be out of compliance and have had a good response.

**Activities:** Robin Pickering-Fall Festival this Saturday October 13. Community clean-up scheduled for November 3. December-Holiday Decorating contest.

**Welcoming:** Robin-Continues to welcome new homeowners.

**Equestrian:** Stacy Damiani-No updates currently. Bruce Perry will be taking over the grooming of the arena since Jeff Minion has moved out of the area. Would like to send Jeff Minion a thank you letter for his years of service to Pawnee Hills.

**Newsletter:** Andrea Garnhart-Was sent out this month.

**Old Business:**

- a. Internet Update / Modem-Will be determined when we decide on an internet provider.
- b. Covenant Violation Response Letters board approved-Approved on October 2, 2018 for homeowners A&B
- c. Governing Document – Signed and sent to attorney on October 10, 2018.
- d. Bylaw Resolution-Number of elected/appointed board members will be 5. Motion made to approve resolution regarding composition of the board seconded and approved.

**New Business:**

- a. Budget-Sandy has been preparing the books for the budget planning for 2019. Board to determine what projects/improvements to be considered. Budget will need to be approved by December BOD meeting. Need to notify management company asap if dues are to be increased.  
The board will be sending a post card to notify the homeowners the date of the budget approval meeting December 13, 2018.
- b. Executive Session

Next Meeting-November 8, 2108

Motion made to adjourn meeting seconded and approved. Meeting adjourned at 9:45pm.

Respectfully Submitted  
Andrea Garnhart  
Secretary