

Pawnee Hills HOA
Board of Directors Meeting
December 13, 2018

Quorum of board members has been met. Board members in attendance; Cynthia Cregger, David Powell, Darren Damiani, Paulette Cresawn, Robert Reese. Meeting called to order at 7:05 pm.

Announcements: None

Approval of Minutes: Motion made to approve the October and November minutes seconded and approved.

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

Open Forum/Communications from Community Members:

3-minute time limit per person.

Homeowner inquires regarding the frequency and process of the grading of the roads. Pawnee Hills HOA does not maintain the roads-this is a county function. Homeowner is directed to the Elbert County Road and Bridge information that is posted in the newsletter.

Reports:

Treasurer: Sandy Perry-Bank Balances for period ending October 31, 2018. Petty Cash \$350.00, New Operating Account \$29,257.39, Old Operating Account \$4,519.13, Debit Card-\$380.24 Savings-\$0 Reserves-\$47,415.63, Total-\$81,922.39. Sandy has resolved the workman's comp discrepancy with the insurance company. With the management company transition the HOA currently does not have a savings account. Does the board want to open a savings account? Will table until January meeting and will get information regarding cost to manage savings/money market accounts.

A. Management Company Update- In the process of finalizing the closing of old bank accounts. There are still a few homeowners that are not paying the new management company. Diversified and the board has tried to contact these homeowners. Diversified mails a monthly statement to each homeowner. If a homeowner pays their dues directly through Diversified via ACH then a monthly statement will not be sent.

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

Website: Sandy Perry-Need to post Diversified Management payment process.

Facility Coordinator: Jim Garnhart-Cintas has inspected the fire extinguishers. If we convert our exit signs to LED the HOA will realize a significant savings. Jim to get estimates for converting to LED.

Spoke with Carefree Decks regarding final bill. They are to send a bill reflecting a zero balance.

Attempted to obtain bids for repairing the Pool Security Light and got poor response. Parker Electric bid is for \$658 or \$956 to convert to LED.

Quote for 6 electric outlets at the barn \$2,850.

Estimate for materials to enclose area under the deck approximately \$500.

Dave Powell asks if the clubhouse has a first aid kit available and an AED. There is a first aid kit but no AED. Discussion regarding where to store this item, monthly maintenance, and how would theft be prevented. Jim to get pricing on AED for clubhouse/pool.

A. Rekeying estimates-\$1,200.00 to rekey facilities and replace homeowner keys.

B. Pool Security Light Bids-as above

Architectural Control: None

Covenants: Paulette Cresawn-Have letters out to 4 homeowners for covenant violations. New governing documents will be ready in January.

Activities: Robin Pickering-Holiday decorating contest on Friday, December 21st.

Welcoming: Robin Pickering-None

Equestrian: Stacey Damiani-Requesting possibility of bathroom facility at the barn/arena. Have had porta-potties in the past. Jim to get quotes on porta-potties. Possibility of creating some windows or a run in the barn for ventilation. This will be revisited as a project for 2020.

Newsletter: Andrea Garnhart-Submit items by December 15.

Old Business:

- A. Budget Approval-Motion made to approve the version three 2019 budget seconded and approved
- B. Bylaw Signatures-Paulette to file with the county.
- C. Internet Provider-Motion made to contract with Rise Broadband for internet services as of January 2019 seconded and approved.

New Business:

- A. 2019 Project Plan-To review and amend as necessary all rules and regulations.
- B. Annual Homeowners meeting to be held January 26. Letter, agenda, and proxy to be mailed to homeowners.

Next Meeting January 10, 2019

Motion made to adjourn meeting seconded and approved. Meeting adjourned at 8:45pm.

Respectfully Submitted
Andrea Garnhart
Secretary