

Pawnee Hills HOA
Board of Directors Meeting
April 22, 2019

Quorum of board members has been met. Board members in attendance; Cynthia Cregger, Robert Reese, Paulette Cresawn, David Powell, Darren Damiani. Meeting called to order at 7:00 pm.

Announcements:

- A. Board Member resignation: Effective immediately, Paulette Cresawn resigns from the board of directors.
- B. Appointment of Board Member: Nicole Webb appointed as a board member.

Approval of Minutes: Motion made to approve the February minutes with a correction 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 Josh Herber present to respond to a violation letter he received. The homeowner states that according to the covenants and his counsel, he is not in violation and looks forward to working with the board to get this situation resolved.

Request to consider having a community library box at the mailbox shelter.

Reports:

Treasurer: Sandy Perry-Bank Balances, Petty Cash- \$350.00, Operating Account-\$83,921.94, Debit Card-\$2,500.00, Reserves-\$22,774.04, Total-\$109,545.98.

The 2018 audit is currently in process. Sandy states the auditor requires the completed minutes for 2019

Sandy continues to learn and understand the processing practices of Diversified Management.

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

Website: Sandy Perry-Jim to take some new pictures for posting on the website. Robert Reese states he will take some aerial pictures of the neighborhood.

Facility Coordinator: Jim Garnhart-All the locks have been rekeyed and new keys are in the process of being distributed to the homeowners.

The electrical upgrade at the arena barn is complete. The flood light at the pool has been repaired. The exit signs at the clubhouse have been replaced with LED lights.

Have synched the cameras at the clubhouse with the new internet service provider. Unable to sync several of the older cameras but if we are under contract with Front Point, they will replace this equipment. Motion made to approve the contract with Front Point seconded approved.

Have been getting the yard, and volleyball court ready for pool season. Lawn Doctor has been out to treat the yard for weed prevention and fertilizing.

Arapaho Pool to come service the pool in mid-May. The sprinkler company has opened the sprinkler system.

Jim to call Century Link to cancel internet service. The alarm system requires a land line so we will continue to use Century Link for phone services.

Architectural Review Committee: 1344 Belgian Trail has requested an extension for work not completed last fall. Plan for work to be completed in June. This is approved by the board.

Homeowner at 35712 Cherokee Trail is still gathering plans and documentation to provide to the board so a start date has not been set for this work.

Covenants: Paulette Cresawn-Working on reviewing and revising the rules and regulations. The attorney has reviewed and approved some of these.

Activities: Robin Pickering-The Easter Egg hunt was a success. Spring trash pick-up scheduled for Saturday May 18, 2019. Motion made to approve the garbage pick-up on May 18, 2019 for \$425.00 seconded and approved. Jim to call and pay for this with his debit card. Inquired when Stage Run was going to have a community garage sale to coordinate same time. Stage Run is not having a community garage sale due to low participation. Pawnee Hills will not have a community garage sale this year. Robin states as of the end of the year she will be stepping down from the activities committee. Will communicate this on the Pawnee Hills Facebook page and be discussed at the July Homeowners meeting.

Welcoming: Robin Pickering-None

Equestrian: Stacy Damiani-Stacy to purchase buckets for water at the arena. Consider purchasing a manure spreader or hire someone to remove manure as needed. There are some dead limbs around the arena area. Jim to include this in the spring clean-up.

Newsletter: Andrea Garnhart-Not present

Old Business:

A. Architectural Review Procedure: The board is working on simplifying the application. Question if the application could be made a PDF editable document and then submitted via email.

New Business:

A. Swimming pool attendant-Suggestion made to hire a swimming pool attendant for at least the first month the pool is open. Jim to have more presence at the pool and to do random checks for the first month. Will revisit this later if a problem is observed.

Executive Session:

Next Meeting-Tuesday, May 20, 2019

Motion made to adjourn meeting seconded and approved. Meeting adjourned at 8:28 pm.

Respectfully Submitted
Andrea Garnhart
Secretary