

Pawnee Hills HOA
Board of Directors Meeting
May 28, 2019

Quorum of board members has been met. Board members in attendance; Cynthia Cregger, Dave Powell, Nicole Webb, Robert Reese. Meeting called to order at 7:00 pm.

Announcements: None

Approval of Minutes: Motion made to approve the February 2019 minutes with corrections as noted and the March, and April 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 present and submitted and read a letter to the board to express concern regarding the direction the new board has taken. Specifically with the manner the new covenants were presented to the homeowners, the fact that the HOA representatives are driving around looking for infractions, that the term “Curb Appeal” appeal is subjective and not necessarily in alignment with our covenants, and that the board is sending out violation letters when the violations are not clearly stated in the covenants. Homeowner specifically addresses the issue of trailers and temporary structures as is stated in the covenants. Asks that the board step back and re-evaluate the definition of “Curb Appel” and to deal with solid violations as stated in our covenants and to work with and compromise with homeowners to resolve violations prior to sending to legal.

Cynthia Cregger states that as a board they have a responsibility to uphold the covenants and that we should not expect neighbors to turn neighbors in for violations.

Another homeowner states he does not want the board spending money on enforcing unclear violations.

A homeowner states that it is not the culture of this community for the board to be driving around looking for violations.

A homeowner states that it seemed that up until recently, we had come to a place as a community and it appeared we were getting a fresh start and a breath of fresh air and now it has become dark and ugly. She has had discussions with other homeowners wondering what is going on because there is a perception that people are being targeted unnecessarily.

Reports:

Treasurer: Sandy Perry-Bank Balances, Petty Cash-\$350, Debit Card-\$2,500, Operating Account-\$83,893.22, Reserves-\$24,652.26, Total-\$111,396.48.

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

We have received a draft copy of the annual audit. Cynthia Cregger needs to sign. This to be discussed in executive session.

Website: Sandy Perry-Nothing to report.

Facility Coordinator: Jim Garnhart- Pool is now open and operating well. Replacement security cameras are now installed and working. Jim cancelled Century Link internet. We need to confirm which phone plan we want for the clubhouse. Basic phone with no special features is \$45 per month. The phone is not currently working and Century Link is coming on May 29 for repair.

The Porta-Potty at the arena has been installed. It will be serviced 2 times monthly and will remain in place through Labor Day.

Jim has requested a bid from Matt's Tree Service for removal/trimming of trees at the mailbox shelter and the clubhouse yard.

Architectural Review Committee:

Discussion regarding carports/temporary structures and if they are permitted per our covenants. This is to be discussed with legal.

1595 Kiowa Trail-continue to monitor progress

35677 Cherokee-paved driveway has been approved.

1143 Belgian Trail- fence approved.

Jim has created a document to track the completion progress on Architectural Review Committee forms that have been approved.

Board members to review the ARC spreadsheet and provide feedback.

Covenants: Paulette Cresawn-To be discussed in executive session.

Activities: Robin Pickering-Next event is the 4th of July parade at the clubhouse.

The trash pick-up was a success with 127 vehicles accommodated. The truck was full by 9:15 am. Board may want to consider two trucks in the future.

Robin will be stepping down from the activities/welcoming committee. Seeking a new volunteer.

Welcoming: Robin Pickering-None to report

Equestrian: Stacy Damiani-Not present

Newsletter: Andrea Garnhart-Next newsletter due to go out first week of July.

Old Business: Robert Reese has been in contact with Elbert County Road and Bridge regarding the pot holes on Grant and are due to be repaired. Many of the roads in Pawnee Hills are in need of repair.

New Business:

- a. Adoption of Amended Rules and Regulations
 1. Collections
 2. Covenant Enforcement
 3. Adoption of Policies
 4. Resolution of Composition of Board

Motion made to adopt the updated Rules and Regulations regarding Collections, Covenant Enforcement, Adoption of Policies, and Resolution of Composition of Board seconded and approved.

Executive Session

Adjournment

Next Meeting-June 25, 2019

Motion made to adjourn meeting seconded and approved. Meeting adjourned at 7:53 pm.

Respectfully Submitted
Andrea Garnhart
Secretary