

Pawnee Hills HOA
Board of Directors Meeting
June 24, 2019

Quorum of board members has been met. Board members in attendance; Cynthia Cregger, Dave Powell, Daren Damiani, Robert Reese-by telephone. Meeting called to order at 7:02 pm.

Announcements: None

Approval of Minutes: Motion made to approve the May 2019 minutes seconded and approved.

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

Open Forum/Communications from Community Members: None
3-minute time limit per person.

Reports:

Treasurer: Sandy Perry-Bank Balances, Petty Cash-\$350, Debit Card-\$2,500, Operating Account-\$82,592.81, Reserves-\$22,531.38, Total-\$111,975.19.

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

Website: Sandy Perry-Nothing to report.

Facility Coordinator: Jim Garnhart-Have had minimal problems at the pool so far. Continue to pass out keys as needed. Anticipating increase of use at the pool over the 4th of July weekend, and plan to monitor pool more frequently as the pool gets busier. Discussed how many keys a homeowner can request. The board has set a limit of two keys per family.

Jim has spoken with Century Link regarding cancelling the internet service. We are in a contract with Century Link and it will cost \$169 to break this contract. We will continue to receive phone service from Century Link at \$49 per month. Jim to finalize cancelling the internet with Century Link.

Jim has sent the bids for tree services at the mailbox island and clubhouse. Plan is for the tree service to cut up the trees so the homeowners can have access to the firewood. No decision at this time. Jim states our printer is not working and we need to purchase a new one. Jim to forward the board information regarding printer options Cynthia requests that the new printer be wireless.

Jim to replace the boards on the gate to the back yard

Architectural Review Committee:

- a. Review submission deadlines
 1. Review tracking spreadsheet.
- b. Review approved application deadlines.

1644 Shoshone Trail-fence approved. 35227 Cherokee Trail- painting house approved.

A new form for Architectural Review will be posted on the website.

Discussion regarding temporary structures. Homeowner has requested to put up a freestanding carport. The board has received advice from the attorney and the board must clarify in the rules and regulations if these structures will be allowed per our covenants. We do allow horse shades and dog shades and this may fall into that category.

If an ARC request needs further research by the board then the request must be denied initially so as not to exceed the 30 day period that the board has to approve the application.

Covenants: Paulette Cresawn-Paulette proposes we consider phasing out the covenant committee because the violation letters are really driven by the board. There appears to be a perception by some homeowners that the covenant committee has too much authority.

Activities: Robin Pickering- 4th of July parade is coming up. Robin will be stepping down as activities chair. Seeking a new volunteer.

Welcoming: Robin Pickering-None to report- Diversified Management Co. sends a welcoming letter to all new homeowners so there may be no need for a formal welcome by a homeowner. Cynthia to ask Diversified to copy the Pawnee Hills email every time they send a welcome letter so the board is aware of new homeowners.

Equestrian: Stacy Damiani-Making signs to mark the riding trails at every Y section. Have had complaints from some homeowners that there are many dogs off leash on the riding trails. Sandy states there is an exposed cable southwest of the barn and is a tripping hazard. There is also some barbed wire on the south side of the barn. Jim to investigate this.

Newsletter: Andrea Garnhart-3rd quarter newsletter to go out in July.

Old Business:

- A. Pool attendant-Will not hire an attendant at this time.

New Business:

- A. July HOA meeting-Board to set an agenda and get it to Andrea for mailing.
- B. Full service Management Company. The board is considering having a full service management company. Cynthia to get information from the management company regarding cost of this service. This item tabled for now.

Executive Session

Adjournment

Next Meeting-July 22, 2019

Motion made to adjourn meeting seconded and approved. Meeting adjourned at 8:15 pm.

Respectfully Submitted
Andrea Garnhart
Secretary