

Pawnee Hills HOA
Board of Directors Meeting
May 26, 2020

This meeting was held by means of video conferencing.

Quorum of board members was met. Board members in attendance; Cynthia Cregger, Darren Damiani, Nicole Webb, Thom Corrigan. Meeting called to order at 7:20 pm.

Announcements

1. Dave Powell resigned as a board member on May 15, 2020.
2. Members request they be given a notification before official action is taken in regard to covenant violations.

Approval of Minutes: Motion made to approve the 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.

Randy Burns brings up the topic of changing the covenants in order to allow chickens on Pawnee Hills properties. Cynthia states this is on the agenda and will be discussed during the Old Business segment of the meeting.

Reports:

Treasurer: Sandy Perry- Bank Balances, Petty Cash-\$350.00, Debit Card-\$ 2,320.15

Operating Account-\$96,449.13, Reserves-\$48,348.62, Total-\$147,467.90. Auditor is requesting the April minutes. Andrea to forward to Sandy

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- The sprinkler system is up and operational. The pool was serviced by Arapahoe Pool and we have received our order of pool supplies for the season. Jim received weekly calls regarding the opening of the pool. People also inquired about opening the clubhouse for social gatherings.

A homeowner inquired about the porta potty at the arena. There was a change of ownership with our current trash collection company that created delays in pick up at both the mailbox shelter and clubhouse. Members continued to use the receptacles to overflowing. Lawn Doctor started the annual service and is being called to do a free re-spray. Jim completed some spraying and weed whacking. The board received a complaint from a homeowner that observed Jim spraying weeds while it was windy at the mailbox island. Cynthia states we pay a service to spray weeds and the board asked Jim not to spray for weeds and to consult with a board member if it becomes necessary to spray for weeds in the future.

Large item trash removal was used by 29 homeowners and the truck was full after about an hour. It was observed we would not have filled two trucks so one truck each time in the future is probably sufficient.

Lumber has been purchased for the deck enclosure and will be starting that this month.

Architectural Review Committee: The spread/tracking sheet is up to date.

1641 Pawnee Parkway-replacing a shed-Approved

1456 Kiowa Trail- Deer fence-Approved

1475 Sioux Trail-Barn and corral-Approved
1666 Pawnee Pkwy- New building-Approved

Covenants: Nicole Webb-

- a. Discussion regarding a Courtesy letter to members-Not discussed
- b. Tracking spreadsheet drafted and on google drive-Not discussed

Activities: Sandy Corrigan-Due to COVID 19, activities are on hold.

Welcoming: Due to COVID 19 have been unable to meet with new homeowners.

Equestrian Committee: Don Helper-Not present

Newsletter: Andrea Garnhart- Need input from the board for items to be included in the newsletter. Cynthia suggests the board put the newsletter dates and deadlines on a Google calendar. A calendar helps the process and timeliness of submitting articles, approval, posting and delivery.

Old Business:

- a. COVID 19 Update-Swimming Pool Use Options

Discussion had regarding the cleaning process of the bathrooms, steam room, and sauna. Will probably need to have a reservation system to control the numbers of people in the pool. Suggestion to open the pool at 8:00 am to accommodate more homeowners. The board will research how to determine the number of people allowed in the pool area and a reservation system. The monitoring of the pool attendance will be challenging. The board wants to make every effort to minimize risk to everyone. The board will ask the attorney for legal advice regarding opening the swimming pool.

Cynthia asks for a motion to approve consulting the lawyers regarding our liability and legal responsibility if we open the pool and all common areas during the Covid 19 pandemic and also regarding the courtesy letter to the homeowners with covenant violations. Motion seconded and approved. Sandy states the insurance company may have some input regarding possible liabilities. Cynthia to reach out to the insurance company.

New Business:

- a) Board vacancy-Dave Powell resigned as board member May 15, 2020. This leaves one vacancy.
- b) Appoint Vice President-Motion made to appoint Nicole Webb as Vice President of the Board of Directors.
- c) Resolution Approval-Amending the Declaration of Protective Covenants. The board members received the Resolution to Amend the Declaration of Protective Covenants from the attorneys. Motion made to approve as written the resolution of how to Amend the Declaration of Protective Covenants seconded and approved. A copy will be forwarded to Sandy for posting to the website.
- d) Randy Burns would like to write an amendment that allows chickens on Pawnee Hills property and will begin the process. Cynthia cautions Mr. Burns that this is a long process and the attorney will be involved with the process for accuracy.
- e) Barn and clubhouse land, bug release for noxious weeds.
Would like to use some Pawnee Hills funds for biological weed control on the Pawnee Hills common areas. Motion made to approve up to \$200 to purchase bugs from the state and do a bug release on our common areas seconded and approved. Thom Corrigan volunteered to facilitate the purchase of bugs from the state.

Executive Session:

Next Meeting-June 23, 2020

Motion made to adjourn meeting seconded and approved. Meeting adjourned at 8:20 pm.

Respectfully Submitted

Andrea Garnhart

Secretary