

Pawnee Hills HOA
Virtual Meeting Link on Website
Board of Directors Meeting
June 23,2020

Quorum of board members has been met. Board members in attendance: Cynthia Cregger, Darren Damiani, Nicole Webb, Thom Corrigan. Meeting was held via video conferencing. Meeting called to order at 7:02 pm.

Announcements: Due to Covid 19 there was a delay in opening the pool. The pool is now open with a reservation system and COVID 19 protocols in place. The pool will now open at 8:00 daily and will remain open two additional weeks in September weather permitting.

Dave Powell has resigned from the board. We are actively seeking a new board member and have received interest from two people. Randy Burns and Sally Helper. Thom invites Sally and Randy to speak as to why they would like to be on the board of directors.

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

Approval of Minutes: Motion made to approve the May 2020 Minutes with some corrections, approved and seconded.

Open Forum/Communications from Community Members:

3-minute time limit per person.

Skip and Suzanna Spear state the pool reservation system is great and they have enjoyed the pool. Question regarding signage on the bridle paths and some obstructions on the bridle paths. Don Helper to address this during the equestrian portion of the meeting.

They would like to be able to have chickens on their property.

Barb Borrero- wonders if the board has considered video-taping the board meetings rather than using the minutes to publish the content of the meetings. Cynthia states we are prohibited by law from video-taping the meetings.

3-minute time limit per person.

Reports:

Treasurer: Sandy Perry- Bank Balances, Petty Cash-\$350.00, Debit Card \$1,170.37, Operating Account-\$99,825.11, Reserves-\$50,506.32, Total-\$151,851.80

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

Website: Sandy Perry-The pool reservation and guidelines have been added to the website. Appointments are only available through this Friday so we can make sure it is working properly. Will post May meeting minutes when received.

- a. Backup Website Admin-Sandy requests there be a backup person to manage in case Sandy is unavailable.
- b. Backup Reservation Admin-Sandy will manage the technical aspects of the reservation system. Jim to monitor reservations that are made. Homeowners that are in arrears have their privileges to use the pool and other common areas suspended and this will be monitored.

Facility Coordinator: Jim Garnhart: All the chairs and tables have been removed from the pool area. The pool is operating well. Deck enclosure is progressing. Have had difficulty getting some supplies due to the shortages caused by Covid 19. The trash company has missed picking up the trash at the mailbox and Jim has been in contact with the trash company to rectify the situation.

Lawn Doctor to come spray for weeds on Friday. Jim to mow around the barn and arena this month.

The laptop computer appears to have died. Jim believes the heat in the office may have contributed to this.

Motion made to have Best Buy evaluate the laptop for repairs. Motion made to have a repair estimate on the laptop by Best Buy not to exceed \$200.00.

Jim states some of the fence posts in the backyard of the clubhouse have broken. Jim to reinforce with t-posts and will work on a more permanent solution this week.

Thom Corrigan has ordered the insects that will be dispersed to control noxious weeds.

Architectural Review Committee: Jim Garnhart-New ARC submitted 1765 Pawnee Pkwy for fire mitigation and landscaping-Pending approval. Website is current. Jim to check on current ARC projects for completion.

Covenants: Nicole Webb-Continues to reach out to Mike Moore at the County without success. Working on several covenant violations at this time.

Activities: Sandra Corrigan-Hoping to plan some activities now that we have some more open guidelines and welcomes any suggestions.

Welcoming:Nicole Webb:Have identified new homeowners and will attempt to welcome them with a basket.

Equestrian Committee:Working on installing new signage. Jim to purchase the 4x4's and other needed items. Has a group of volunteers to work on this project. Darren reminds everyone that the trails are owned and must be maintained by the homeowner and are not the responsibility of the HOA.

The board has developed a courtesy letter that can be sent to the homeowner and encourages the Owner to come into compliance prior to official notice and promote communication from homeowners via Pawnee Hills HOA email.

Newsletter: Next newsletter July 2020-Asks the board and committee members get items to Andrea asap.

If the board elects to have a July homeowner meeting then the notice and proxy will need to be mailed the first week of July.

Old Business:

- a. Newsletter Calendar-Follow Up-Newsletter is quarterly. The 1st of January, April, July, October. Submissions should be sent to Andrea 2 weeks in advance of the first of each quarter.
- b. Covid 19 Update-Swimming pool use-Have had no complaints since the pool has opened. The board has made every effort to reduce liability and make the pool a safe amenity.
- c. Amendments to Declaration of Protective Covenants-Chickens-Randy Burns states he knows of many homeowners that would like to have chickens on their property. Plans to open a Facebook page called Pawnee Hills Chickens in an effort to educate people on managing chickens. He will do research with the county regarding the rules on chickens. Cynthia is collaborating with Randy in this process of amending the covenant.
- d. Amendments to Declaration of Protective Covenants-Out buildings-There is community interest in increasing the number of allowable structures on Pawnee Hills properties.
- e. Resolution update-Temporary Structure-Tom and Cynthia collaborating on this and will be reviewed by legal. It will be made available to the homeowners prior to and new resolution for comments
- f. Covenant Violation-Courtesy Letter Approval-Has been reviewed by legal. Motion made to approve the informal courtesy letter to advise people they are allegedly in violation seconded and approved. This letter was created in response to a homeowner request.

New Business:

- a. New covid 19 Updates-Public gatherings(Elbert County 100) with masks and social distancing. The board is discussing when the clubhouse will be open for homeowner use.
- b. Security Cameras-Placement and viewing access-A board member to be given access to view camera footage.
- c. PHCA Audit approval-Motion made to approve the annual audit as prepared seconded and approved. Motion made to contract with Widener Accounting for \$1,975 to prepare an annual audit and do annual taxes for Pawnee Hills in 2020. Motion seconded and approved.
- d. Additional signage- The signage at the clubhouse and pool area appears to be adequate.

Executive Session:

Next Meeting-July 28, 2020

Motion made to adjourn meeting seconded and approved. Meeting adjourned at 8:09 pm.

Respectfully Submitted

Andrea Garnhart
Secretary