

Pawnee Hills HOA
Board of Directors Meeting
September 22, 2020

Quorum of board members has been met. Board members in attendance; Cynthia Cregger, Darren Damiani, Thom Corrigan, Sally Helper, Nicole Webb. Meeting called to order at 7:05pm.

Announcements: None

Approval of Minutes: Motion made to approve the July and August 2020 Board of director meeting minutes seconded and approved.

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

Open Forum/Communications from Community Members: Resident Bob Cook speaks to a letter he has received regarding a potential covenant violation. Bob inquires as to what steps the board has taken to determine the validity of said violations as they apply to Elbert County laws. Cynthia states the letter in question is not an official violation letter but rather a notification only of a potential violation. Cynthia states the board has consulted with their lawyers regarding interpreting the covenants and allowed structures. Resident Sherri Beech also received a letter from the board regarding potential covenant violations. The board will meet with Sherri in private to try to resolve the issue. Darren Damiani states that the goal of the letters was to initiate a dialog with homeowners to get any violations resolved.

Reports:

Treasurer: Sandy Perry-Bank Balances, Petty Cash-\$350, Operating-\$91,216.72, Debit Card-\$1,642.06, Reserves-\$56,981.32, Total-\$150,190.10.

Approval of bills-Motion made to approve the bills as read seconded and approved. Workman's compensation audit is near completion except still in need of two insurance certificates. Has been working on an online reservation system for the clubhouse and will soon be ready for testing.

Website: Sandy Perry-nothing to add.

Facility Coordinator: Jim Garnhart-The pool has been closed for the season. Jim states the pool reservation system worked well. There were a few instances where some homeowners failed to log onto the reservation site. Questions if we will resume allowing reservations at the club house. Jim has been obtaining W-9 and insurance documentation from our vendors. Still planning to have a community trash pick-up in October. Jim to contact Robin Pickering regarding the scheduling of this.

Architectural Control: Nicole Webb-35709 Cherokee Trail-paint house and shops approved. 1211 Pawnee Parkway-fencing approved and completed.

Covenants: The board has sent out notification letters to some homeowners regarding potential violations.

Activities: Currently not active due to Covid 19.

Welcoming: Nicole Webb-not active due to Covid 19.

Equestrian: Don Helper-Working on installing the trail markers in phases. Looking for volunteers to help with the continuing installation.

Newsletter: Andrea Garnhart-4th Quarter newsletter due to go out in October. Asks the board if they want to continue with the tradition of a Holiday Decorating contest since it requires no contact. The board supports having the holiday decorating contest.

Old Business:

a. Amendments to Declaration of Protective Covenants-Chickens Update-Received the information from the attorneys and updated the document accordingly. A mail in ballot will be mailed to the homeowners in the near future. The board encourages all homeowners to participate. 112 yes votes are required to change the covenant.

b. Resolution Update-Temporary Structure Resolution-The goal of the board is to clarify and define what a temporary structure is. It is being reviewed by the attorneys for correctness.

c. Clubhouse Use-Covid 19-Reservation system. We have had requests to use the clubhouse. The board is in the process of implementing a reservation system like what was used for the pool.

New Business:

a. Amendment to Declaration of Protective Covenants-Number of Outbuildings-currently writing an amendment that will allow a 3rd building on homeowner property. This will also require approval by the homeowners with 112 yes votes to make a change.

b. 2021 Budget Discussion-The board will have working meetings to review and approve the budget.

c. Reserve Study-due in 2021.

Executive Session:

Adjournment: Motion made to adjourn the meeting seconded and approved at 7:55pm.

Next Meeting-October 27, 2020

Respectfully Submitted
Andrea Garnhart
Secretary