

Pawnee Hills HOA  
Board of Directors Meeting  
April 27, 2021

Quorum of board members has been met. Board members in attendance; Cynthia Cregger, Nicole Webb, Darren Damiani, Thom Corrigan, Sandy Helper, Josh Easley. Meeting called to order at 7:09 pm

**Announcements:** The board thanks Darren Damiani for his service to the community as a board member. He has resigned as a board member.

**Approval of Minutes:** None available for approval.

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

**Financials:** Motion made to approve the monthly financials seconded and approved. Financials to be posted on the website with the agenda.

**Open Forum/Communications from Community Members:**

3-minute time limit per person.

None

**Reports**

Cynthia asks that reports be sent a week prior to the board meeting.

Will be posted at the Mailbox shelter.

**Sandy Perry-** Bank Balances-Posted on the website

Sandy inquires why we are no longer discussing the reports at the meeting and the information is not being made available to the homeowners. As a remedy Sally Helper to get the reports to Sandy each month.

**Website:** Sandy Perry

**Facility Coordinator:** Jim Garnhart-The board reviewed the quotes for updating the landscaping at the mailbox shelter and at the clubhouse. There was a large difference between the two quotes with different items on each. Jim to get more information. Going forward, Cynthia asks that Jim get proof of insurance from all vendors as a part of the bid process.

Split rail fence at clubhouse to be replaced by Jim Garnhart. Motion made to approve the replacement of split rail fence not to exceed \$500 seconded and approved.

**Architectural Review:** Nicole Webb-none mentioned.

**Activities:** The clubhouse is open for reservations at full capacity. Reservations can be made on the website.

**Welcoming:** Nicole Webb-posted at mailbox

**Equestrian:** Don Helper-Posted at mailbox

**Newsletter:** Andrea Garnhart-2<sup>nd</sup> quarter newsletter to go out April 2021. To be included in the newsletter: pool rules and we will continue the reservation system, but the capacity restrictions will be lifted.

**Old Business:**

Governing document review

- a. Articles of Incorporation-received back from the attorney. Expect to be up for community vote at the July meeting if there is a quorum. If there is no quorum the board may elect to mail it out for a vote.
- b. Amended and Restated Covenants
  1. Amended and restated bylaws-goal to is to clarify language to make them easier to enforce.
  2. Rules and Regulations

**New Business:**

- a. Motion made to appoint Josh Easley as a board member seconded and approved.
- b. General Facility maintenance-The board is gathering estimates for repairs of the following areas for future budgeting. The board members will set a time to review these areas as a group in person.

Median

Walkways

Sport courts

Volleyball court

Horseshoe Pits

Pool

Barn Arena

COVID guidelines: Pool to open on time, Capacity in the pool is increased to 35. Continue to make reservations on the website. Capacity limits have been lifted for the clubhouse. The steam room and sauna will open for the season.

**Executive Session:**

Next Meeting-May 2021 meeting cancelled. Next meeting June 22, 2021

Motion made to adjourn meeting seconded and approved. Meeting adjourned at 7:20 pm.

Respectfully Submitted  
Andrea Garnhart  
Secretary