

Pawnee Hills HOA  
Board of Directors Meeting  
June 22, 2021

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

**Announcements:** None

**Approval of Minutes:** Motion made to approve the February, March, and April 2021 board of director meeting minutes. Motion seconded and approved. There was no board meeting held in May 2021.

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

**Financials:** Motion made to approve the monthly financials seconded and approved.

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

3-minute time limit per person.

A homeowner mentions concerns about illegal use of the pool. The board explained that the pool area is not monitored and if a homeowner notices illegal use of the pool they should call the sheriff. The board is looking into another access system for the pool. The board does try to educate homeowners whenever possible that are abusing and or disregarding the pool rules.

None

**Reports**

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

**Website:** Sandy Perry

**Facility Coordinator:** Jim Garnhart-Received in writing. No questions

**Architectural Review:** 1456 Kiowa Trail-Chicken Coop. 1451 Pawnee Parkway-Siding replacement. 1800 Belgian Trail Vinyl fencing. 36662 Pawnee Court-Replace siding. 1869 Belgian Trail-Painting of exterior house. 1174 Sioux Trail-Siding and windows.

The board needs a process in place to follow up on the completion of approved projects.

The board discusses the need for someone to complete administrative tasks. The board to put together what items this will entail and practical solutions.

**Activities:** Currently inactive. Seeking a volunteer. The board would like to see the activities start up again.

**Welcoming:** Nicole Webb

**Equestrian:** Don Helper-More trail signs have been installed and the project is close to completion. Motion made to send out letters to homeowners regarding areas where the bridle path is difficult to follow. The committee would like to place signs on some trees but need approval from the homeowner to do so. Motion seconded and approved. The committee has identified some areas on the bridle path that are unsafe and would like to place a chain barrier. They have also identified some areas that have been fenced off. The homeowners are supposed to have a gate to allow for access across.

**Newsletter:** Andrea Garnhart-Next newsletter due to go out July 2021.

**Old Business:**

- a. Facility maintenance-A Reserve Study is due for the facilities. Motion made to approve the Premium level two with a 9 week turn around reserve study by Aspen Specialties at a cost of \$2,620. Motion seconded and approved.  
The board plans a day to walk the facilities to note what improvements are necessary and for budget planning. Set for July 17, 9:00 am.

**New Business:**

- a. Pool Entry and Monitoring-As above in Open Forum.  
Acoma Lock to speak to the board to discuss a keyless entry system for the facilities. The board has modified the rules regarding guests at the pool. Due to the number of households and the maximum capacity of thirty-five for the pool the board has made a 5-guest limit at a time for homeowners.

Plan to edit the pool rule sign and order a new one.

Next Meeting-July 27, 2021

Motion made to adjourn meeting seconded and approved. Meeting adjourned at 8:07 pm.

Respectfully Submitted  
Andrea Garnhart  
Secretary