

**Pawnee Hills Community Association
Board of Directors Meeting
April 14, 2005**

Board Attendance: John MacArthur, Tina O'Bryan, Steve Richardson, Pam Schultz, and Walt Day

1) Meeting Called to Order: 7:10 a.m.

2) Agenda: Motion to approve changes in sequence of agenda. Seconded – Passed: 5 For 0 Opposed.

3) Motion was made to approve minutes of March 10, 2005 meeting. Motion was seconded and passed: 5 For 0 Opposed.

4) Open Forum: No Comments and No Questions

5) Communication from Members:

- a) Bob Rowland – Copy 2nd Letter Confirmation, Noted he has posted No Trespassing on property – Insert Copy. The board is of the understanding that this violation of covenants has been resolved.

*Discussion on Seeking Violations: The board is not trespassing or seeking out any violations. No member or agent of the board is trespassing or seeking to find any violations. Members of the community are reporting violations to the board for resolution. This violation was reported to the board directly by Bob Rowland.

- b) Ed and Patty Yoensky – Attach Copy - Vacate the rights to the easement between lots 20 and 21. Letter has been sent to the homeowners. This issue is considered resolved by the board.
- c) Chandlers – Attach Copy – The Sheriff and not the Board should handle any issue pertaining to violence or illegal shooting of firearms. The County and not the Board should handle any complaints on location of manure piles. The County and not the Board should handle the amount of land being watered and the proper use of any well permits. The County and not the Board will handle the number of driveways accessing any property. The matter of the building located on the property will be checked with the ACC (Architectural Control Committee) for proper approvals. The matter of the location of the fence in relation to the bridal way will be reviewed for resolution. A letter from the board will be sent to the Chandlers to resolve and respond to the above concerns

6) Treasurers Report–Steve Richardson–Tina gave reports from ABC Solutions to Steve.

- a) Check – Aquila, IREA, Qwest, Elizabeth Business Center
- b) Check - Jim Bryant – Check \$244.88 - Foot Bridge Repair including power washing and painting which was not included in original bid.
- c) Susan Johnson – Arranging a better time to get together information that is needed.
 - a. Cynthia Cregger – Hours and check issued at meetings and looking at new procedure to get this at every meeting.
 - b. Jeff Minion – Monthly check with balancing every quarter–Tabled
- d) Colorado Labor Poster Service – Obligations – Tabled
- e) Tina – Office Supplies Expenses – Submitted details to Treasurer for reimbursement.
- f) Susan Johnson – Bill submitted with details itemized and included taxes.
 - a. Noted we have one board meeting with her per year included in our current agreement. Any additional meetings will be billed at a \$35.00/hour charge. Last months meeting that Susan Johnson attended is itemized on the bill at no charge.
- g) Federal Coupons and Checks will go to Bank
- h) First Quarter Reports from ABC Solutions Submitted (Attached)
- i) Liens presented for signatures and signed
- j) Secretary of State Letter for Non-Profit Corporation (Attached)

- 7) Facility Manager Report -- Cynthia Cregger (Temporary Position to help out)
- a) Insurance Company -- Liability review has been rescheduled for next Wednesday the 20th due to weather and schedule conflicts. They will be supplying us with a written review of our facilities and would like them to note the footbridge.
 - b) Board would also like a second opinion and bid on the Insurance to compare-Tabled
 - c) Grounds and Maintenance --
 - a. Pool is 3 weeks out-need to pressure test main drain
 - b. Drain Pool-3 to 4 days to fill, 3 to 4 days to heat
 - c. In fall -- Tested skimmers-pressure tested
 - d. O rings replaced and/or lubricated
 - d) Stephen Gile -- Chemical Spraying Bid (Attached)
 - a. Bid submitted to compare with True Green bid by Board
 - b. Need liability coverage statement
 - c. Safety report on all chemicals that will be used on grounds
 - d. Aeration Comparison
 - e) Pool Cover -- Winterized and Safely Cover
 - a. Security Cover to replace current Debris Cover
 - b. Cost \$2,000.00
 - c. Current cover cost \$100.00+
 - f) Equipment Maintenance -- Mower, Edger and Misc.
 - a. General Maintenance on all needs to be scheduled

8) Committee Reports

- a) ACC -- Nothing to Report
- b) Activities -- Nothing to Report
- c) Arbitration -- Motion made to disband this Committee-Seconded-Passed: 5 For and 0 Apposed
- d) Budget -- Nothing to Report
- e) Buildings and Grounds -- Noted in Facility Manager Report above.
- f) Directory -- Walter Day will contact Bill Curley to attain current information and report back at next meeting.
- g) Equestrian --
 - a. Signs have been posted on the Footbridge to the Clubhouse for "No Horses".
 - b. Guy Wire Protective Sleeves only 7 of 80 are left uncovered, funds will not be allocated till later date. Letter of thanks to IREA for their work will be sent from the board.
 - c. Community Barn Remodel has been tabled until Asset Review is completed.
 - d. Opening West End of Bridle Trail waiting on better fence building weather and re-contact of effected property owners.
- h) Newsletter -- Reviewed information needed for July Homeowners meeting with 30 advance notice to community. That the 1st Quarter Balance Sheet and Approved March minutes will need to be included in the mailing.
- i) Nominating -- Nothing to Report
- j) Welcoming -- Discussion on combining this committee with the Directory committee was tabled until next meeting.

9) Board Business --

- a) Reviewed Voting to raise dues to the maximum allowable for 2005 and discussion that we need separate votes for raising and implementing. Motion made that we raise dues to maximum allowable and forgo implementation - Seconded -- Passed: 5 For 0 Apposed.
- b) Correction to list of 4 volunteers from last meeting for Covenant Review Committee. (Attached)

- c) Rules and Regulations - Added document review procedure, Covenant Violation Procedure, Clubhouse Reservation Instructions, Pool and Multi-Purpose Court rules, and Restated that Board Emails are for Board and Committee use only-Tabled
 - d) Aspen Reserve Specialties – Research and Concerns from board on Management Company.
 - a. Covenant Committee implementation and they will have to work directly with a Management Company if implemented.
 - b. Aspen Reserve study will be needed to have direction for Management Company.
 - c. Community Notice of discussion and possible vote on Dues and Management Company. John MacArthur will work on getting a letter out to community with ABC Solutions next billing. Board will need to review Contracts, Pros and Cons, and if it is reasonable now.
 - d. Before the May 12 meeting the community needs to be notified that we will be discussing the Management Company and Dues Increase directly. The Open Forum will need to be increased to allow for further discussion for the community.
 - e. What will be the cost increase over the current budget and can we put a number on it. Both management companies still have not gotten back with us on finding funds in our budget that will offset the cost.
 - f. The board will meet again on the 19th at 6:30pm to review the concerns and details of the issues at hand. This will be a board only meeting.
 - e) Contract List – The board has raised the issue of having a list of preferred or frequently used Contractors. This is valuable source of information for future use and should be easily available to the board.
- 10) Board reviewed all currently tabled repairs for resolution.
- a) The drainage of the Clubhouse was checked by Stephen Gile and seems to be minor repair to the ground slope.
 - b) Replacing some lower screens that have been broken in through. Suggestion that we cover the windows in expanded metal mesh for protection. Issue raised that we will need to have the fire codes reviewed and approved-Tabled
 - c) Oven was repaired and cleaned by Stephen Gile and is working in fair condition.
 - d) Oven seal is coming and will be replaced by Stephen Gile.
 - e) Clubhouse steps need support in the center to strengthen, recommended that Jim Brant take a look at this and get a bid.
 - f) The kitchen drawer that was broken is now repaired - Stephen Gile.
 - g) Heater on the west wall has been remounted and repaired.
 - h) Suggestion that the vinyl floor that is peeling around the heaters be replaced with tile. Stephen Giles is getting pricing on replacing this including labor.
 - i) Foot Bridge has been repaired and noted earlier with payments in Treasure.
 - j) Still no chemical cabinet in pump house and Stephen Gile needed a check from the Treasurer and had question about Tax ID number. Need to get check to order and will not need tax-exempt resale number.
 - k) Suggestion to re-work the timbers on the walkway and build retaining wall-Tabled.
 - l) Stephen Giles offered painting the shed and board suggested we move shed closer to fence. This will eliminate the question of the shed being located on an easement.

Motion was made to adjourn, motion was seconded and carried.

Minutes respectfully submitted by Walt Day.