

**Pawnee Hills Community Association  
Board of Directors Meeting  
April 13, 2006**

**Call to Order:**

7:10 pm

**Board Members Present:**

Walter Day, Tina O'Bryan, and Pam Schultz

**Agenda:**

*Motion to approve agenda as presented Seconded, Approved (3-For & 0-Apposed)*

**Guest Speaker:**

Barry, from Acoma Lock is here to discuss the pricing and the benefits of having a keyless entry system in place. The cost of the cards is not much more than the cost of having locks keyed and distributed on a regular basis. There are several levels of pricing to choose from on the actual locks and we can even set up the pool area with the same system. We need to look closer at this option and have more discussion on the benefits and costs.

**Rules and Regulations:**

In the last newsletter it was announced that at this meeting we would be talking about the new rules and regulations that were put into place. The board asked for feedback from the community on the rules and regulations that were sent out to the community. Unpaid assessments that had not been brought current by April 1, 2006 would be assessed the new penalties. Discussion started from the homeowners present at the meeting that are opposed to the new rules and regulations. One homeowner felt that this was "unconstitutional and we would need 2/3 vote from the community before we could make such changes". The board explained that this is not changing the covenants and it was a rule and/or regulation for the community to follow. The board has put several rules and/or regulations in place in the past, such as the pool, sauna, and general safety rules, which govern this community. The board then read a letter from Hindman & Sanchez on this subject. Another homeowner felt this was in conflict with SB-100 and that SB-100 was never intended to make rules and changes in the community. The community member read the Rule 7 statement that covers that any rules cannot violate the governing covenants. The board responded that our attorney and Hindman & Sanchez both had reviewed these rules and regulations and feel that they are not in violation or conflict with our current covenants. The board then asked the homeowner to specifically point out the conflicts and violations, but none were presented to the board. The homeowner then suggested a list of his ideas for the board to correct their error and rescind what he felt was wrong with the rules and regulations. The board asked if the homeowner felt that the board had no right to make any rules and/or regulations. The homeowner then stated that the board had no right to change or alter the covenants and/or the bylaws. He did not answer the question directly in regards to the rules and regulations.

**Communications from the Community:**

- 1) Authorization letter granting Sheila Gaston until June 1, 2006 to remove donkeys. (Attached)
- 2) Precup's motion to show intent of order for 1986 court case. (Attached)
- 3) MacArthur letter requesting agreement on website change. (Attached)
- 4) Lee letter regarding getting rid of chicken's agreement. (Attached)
- 5) Rowland letter in regards to board violating proper implementation of rules. (Attached)
- 6) Authorizations for tracking violations start and stop dates after April 1, 2006. (Attached)

**Report from Treasurer:**

Balances –	Checking	\$10,473.64
	Savings	\$28,215.10
	Reserve	\$ 6,771.34
	Unpaid Dues	\$ 1,656.84
	Deposited	\$ 8,668.02

Bills to be paid were read.

*Motion to approve bills and checks as read Seconded and Passed (3-For & 0-Apposed)*

- 1) We have filed an extension for our taxes through the Accountant.
- 2) CD's have been purchased and will be maturing at mid-month.
- 3) Qwest bill is showing charges by the minute rate – Pam Schultz will investigate and get it changed.
- 4) Copier rebate – has been received and we will be seeing the check in 10-12 days.
- 5) The Attorney has reviewed new lien forms and we are in compliance with new law.
- 6) Check to Michael Montgomery for \$52.05 for the repairs of 2 windows.  
(*Note: A special thanks to Michael for not only being available to board up the broken windows, but for taking the frames and getting the glass repaired and then putting them back in place.*)

**Facility Coordinator:**

We have been looking into bids for a sprinkler system and a cost savings proposal.

Other bids that have been submitted on TruGreen Lawn Care are \$330.00 for 3 treatments, 2 estimates on trees at \$1,874.00 and \$6,000.00, and bare ground treatment at \$1,000.00. We also looked at installing a solid core doors in the clubhouse at a cost of approximately \$150.00 each (including hardware and one lock).

*Motion to approve contract for \$330.00 with TruGreen for lawn care.*  
Seconded, and Passed (3-For & 0-Apposed)

*Motion to approve contract for \$1,874.00 with TruGreen for tree care.*  
Seconded, and Passed (3-For & 0-Apposed)

*Motion to approve contract for \$1,000.00 with Vegetation Management Services for broadleaf care.*  
Seconded, and Passed (3-For & 0-Apposed)

*Motion to approve \$150.00 for a Solid Core Door and Hardware for the door.*  
Seconded, and Passed (3-For & 0-Apposed)

**Committees:**

Architectural Control Committee (ACC)- Judy Trawinski - Chair

- 1) Greenhouse Plans – Approved
- 2) Chain Link Fence – Approved
- 3) Addition to Barn – Approved
- 4) New Fence – Approve

Activities-Karlene Herbrand - Chair

Reviewed current budget - \$600.00

Buildings & Grounds -Stephen Giles - Chair

Concrete Pile is still being removed.

Covenant Committee - Chuck Nichols - Chair

Survey is rolling in with preliminary results of 104 out of 167, so far have participated and more are coming. Some homeowners were concerned with the numbers listed on the bottom of the forms, but they are only to ensure that we only get one from each homeowner.

Brief summary:

- 1) Facilities Used -Tennis court-11, multi-court-21, pool-67, clubhouse-44, barn-8, arena-35, trails-47, sauna/steam-29.
- 2) Structures - Yes-56, No-28, No Opinion-13
- 3) Livestock -Yes-47, No-50, No Opinion-5
- 4) Animals -Alpaca-39, Fowl-32, Goat-30, Sheep-18, Horses-85, Llama-37, Donkey-56
- 5) Driveways- Yes-60, No-31, No Opinion-12
- 6) Temp Structures - Yes-38, No-51, No Opinion-14
- 7) By-Laws Amendments
- 8) Fences Yes-74, No-21, No Opinion-8
- 9) Livestock Yes-61, No-27, No Opinion-13
- 10) Trees Yes-89, No-9, No Opinion-3
- 11) Landscaping Yes-70, No-19, No Opinion-10
- 12) Commercial Activity Yes-75, No-17, No Opinion-8

The committee will be looking at the highest concerns first, for the next homeowners meeting. Several comments were also given on the responses, so they will be focusing on the issues that will result in the greatest support. They will also be continuing to ask for your feedback on these issues.

Directory-Sandy Perry - Chair

Equestrian-Stephen Gile - Chair

Newsletter-Tina O'Bryan - Chair

Nominating-Pam Schultz – Chair

Website- Walt Day - Chair

**Open Forum:**

Nothing from the community.

*Motion to adjourn meeting at 9:39 pm*

Seconded, and Passed (3-For 0-Apposed)

Respectfully submitted by Walt Day.