

**Pawnee Hills Community Association  
Board of Directors Meeting  
December 1, 2005  
Minutes**

Board Members Present: Tina O'Bryan, Pam Schultz, Dawn Hill and Walt Day

Meeting was called to order at 7:16 p.m.

Resignation:

John MacArthur entered his resignation after the meeting on November 10, 2005. (Attached)

Agenda:

*Motion was made to approve the agenda. Seconded, and Passed (4-For 0-Apposed)*

Minutes:

Just received this morning and will be approved later.

Communications to the Board: *presented by Tina O'Bryan*

Reading of a letter to the board requesting Alpaca's as well as several other items from a homeowner and a copy of the response letter from board was read also. (Attached)

Letter from Bob Rowland and 5 other members – Reading (Attached)

Letter sent to PHCA regarding Website clarification on records request – Reading (Attached)

Letter 12/1/2005 regarding a covenant violation on Belgium Trail – breaching for commercial purpose – Reading (Attached)

Treasurer's Report: *presented by Sandy Perry*

PHCA accounts (Attached)

Checking:	\$8,747.90
Savings:	\$1,8194.38
Reserve Account:	\$4,573.17
Unpaid Dues:	\$2,507.61

Reading of bills to be paid – *Motion was made to approve the bills to be paid as read.*

Seconded, and Passed (4-For 0-Apposed)

Facility Manager's Asst. Report: *presented by Darren Jones*

Not a lot to report, we will be getting rid of the answering service and replacing it with the donated answering machines. Cynthia almost has the pool cover problem cleaned up. Fire inspection just needs to be faxed and we have complied with everything that was requested from the fire department. I have started some projects downstairs like painting and minor repairs. We need to confirm with the Fire Department that the barn has been inspected.

ACC: *presented by Board Member*

Community member would like to get information on what is needed to get Alpaca's approved in the area. We will get them the information and what is needed for approval of animals outside the covenants. The replacement fencing has been approved and notification will be sent to community member.

Activities Committee: *presented by Ginger Woods*

Flyer and information for the Christmas lights competition will be added to the newsletter for next month as well as posted at the mailbox.

Grounds & Maintenance: *presented by Stephen Giles*

Completed Projects:

Lattice being put up around the under part of the deck - Stephen will submit a bid that should be around \$75.

Sandy Perry temporarily fixed arena fencing, but Stephen will take it off and do a better splice – estimated cost \$2.00.

Noted Projects:

Last winter we talked about a programmable thermostat and we should probably get some bids and wait to see the cost on the replacement.

On-going projects:

Locksmith is getting some pricing for us on switching to a keyless system to save from having to re-key all the time. Stephen will also get us a bid on the suckers around the trees – estimated cost \$200.

Covenant Committee: *presented by Chuck Nichols*

They are moving along pretty well and have recessed for the month of December. Probably the first part of January to the middle of February they will get out a first draft of the covenant change questionnaire. The questionnaire will not have a lot of detail, mainly to get feedback from the community on what changes they would like to see. Then the second mailing will be more detailed and be built off of the first mailing's feedback. Within the next 120-160 days we should have something to get back to the board from the community.

Directory & Welcoming Committee: *presented by Tina O'Bryan*

Looking at the possibility of Susan with ABC solution to get something out for us in the form of a directory. We also need to check and see what we have on the current directory, which may be very limited.

Equestrian Committee: *presented by Stephen Giles*

Stephen Giles has accepted the position on the Equestrian Committee. He is looking at re-staining the barn and will see what the cost would be. Sandy spent \$20 on markers and has done a lot of repairs. Thanks to community members who donated wood for the markers to help keep the cost down. Sandy is going to be a ghost member for the Equestrian Committee, so you may see her at night *flying around the area*.

Newsletter:

*Nothing to report*

Nominating Committee: *presented by Pam Schultz*

We have two names right now and would like to invite anybody that would like to participate to sign up soon.

Website *presented by Tina O'Bryan*

[www.pawneehillshoa.org](http://www.pawneehillshoa.org)

Letter of Susan MacArthur resignation from maintaining the website – Reading (Attached)

Reading of letter that has been drafted back to Susan MacArthur, but may or may not be sent due to research that still needs to be done. – Reading (Attached)

Board of Directors Business

Covenant business – letter to Bret and Simone Wade on breeding violation complaint – Reading (Attached)

Response letter from the board to Bob Rowland regarding two outbuildings complaint – Reading (Attached)

Response letter from the board to Greg Hahn regarding two outbuildings and the goat complaint – Reading (Attached)

Response letter from the board to Bob Rowland regarding two outbuildings complaint – Reading (Attached)

Response letter from the board to Bob Rowland regarding two outbuildings to replace the previous letter given to Bob, which had a mistake. – Reading (Attached)

*As of right now the board still has open; the dog breeding situation, two poultry situations in legal action, commercial activity, and front fence not set back correctly.*

Commercial Activity: Back in December of 1998 there were some changes to the bylaws. Some of what was changed was fencing, livestock, trees, and commercial activity. The past board tried to pass these changes at a homeowner's meeting, but did not have enough community members for it to pass as a covenant change, so they kept trying to get this changed. On Sept 12, 2000, since they had enough for a bylaw change, but not a covenant change, they filed these changes with the county clerk as an amendment to the bylaws. The

understanding of every board since this happened, was that the issues were passed as a covenant change. In January of 2006, if we don't get this approved as a covenant change then we will be forced to go to court and get a declaratory judgment. We need to get this approved and we need the 112 people to show up and all to vote yes. We have treated this as the law in the past and we will need to get this approved to move forward in the future. Our annual meeting is set for January 21, 2006.

*Comments and Input:*

Patty: Suggestion to have this change presented as separate issues instead of all at once may be easier.

Board: The problem is that it needs to be passed as a whole in order to solve our problem.

Stephen Giles: If we get this lined out correctly the community would be idiot's to not vote for this and he will support this.

*The adding of the mail in ballot will be added through SB-100 policies and procedures.*

We need to complete a questionnaire for Orten & Hindman and we need to get it back to them. We would also like to get the information from Orten & Hindman back in electronic format for future use with our website.

*Budget 2006* – This went out in the newsletter and we would like to hear any comments. Some of the committee budgets have been cut in order for us to come into budget.

Discussion: Retaining wall on the budget – We do not know if we are going to do this or not, so we may have to look at making this a budget item once we have more information. We will make sure that this item is on the expanded budget and does not get dropped in the future.

Discussion: Facility Coordinator shows a raise on the 2006 budget beginning in January. Does that mean in January the raise will be effective. Board discussed that we would like to see Darren get a raise because he has done such a good job. The Board asked the community what they thought and they said it was up to the board to decide whether a raise is due and that as long as the board can justify it, then they would support it.

*Motion to approve projected 2006 budget as presented. Seconded and Passed (4-For 0-Apposed)*

Open Forum

*Shawn Shultz* – She would like to discuss the vandalism that took place on August 25, 2005 and the pool cover replacement cost. Can we work out a deal with the Board for replacement cost and the cost of labor for clean up, in return for dropping the charges against her son and his friends? If she had known about the damage, she would have had the violators come up and clean the mess up themselves. Unless you pay for a malicious mischief ticket and have it on their record, the money just goes to the Sheriff and not back to our community. She asked the Deputy, at the time she picked up the kids early that morning, if there was any damage and he said there wasn't only one beer can was left. The time of the incident was 3:27 a.m., the violators were drinking and had damaged the pool cover. She is asking the board to let them work it off in the community and not have everything handled through the Police.

*Board:* We have many things to consider about this situation and we will get an answer back to you.

*John MacArthur* – The reasons that I resigned from the board are mine and nobody should presuppose that he had any other reasons. He will also be involved in the meetings by being in attendance to help voice his values.

*Board:* Thank you for being on the board and your future support.

*Simone Wade* – I originally came here to complain, but now I feel you have allowed me to take part in some of the decision-making I feel more involved. I did get rid of the goat and I would ask that you remove the legal costs listed in the newsletter and to mention that we are in compliance.

*Board* – It will be changed and will show that she came into full compliance. We thank the Wade family for doing this and resolving this issue.

Planning meeting for the proposed Diamond Ridge development will be held on December 8<sup>th</sup> at the Elbert County Court House 7:00pm - Please attend

*Motion made to adjourn the meeting. Seconded and Passed (4-For 0-Apposed)*

Meeting adjourned 10:11 pm