

**Pawnee Hills Community Association
Board of Directors Meeting Summary
February 8, 2007**

Minutes Change: The board has decided to include a “summary” of the monthly board meetings in your newsletter. The official minutes, which are more extensive, are still available online at www.pawneehillshoa.org or may be obtained by phoning the clubhouse at 646-0126.

Board Members Present: Tina O'Bryan, Brian Cook, and RC Cuellar. Steve Hamblin and Pam Schultz were not present. Sandy Perry was present as Treasurer.

The meeting was called to order at 7:15 p.m.

MINUTES:

Motion: A motion was made to approve the agenda. The motion was seconded and passed.

Communications from community members:

Notice of setting of the trial for Robert Rowland for Tuesday, March 6, 2007 at 8:30 a.m. at the Douglas County Courthouse.

Treasurer's Report: (Sandy)

- Listing of checks written and discussed
- Motion to approve the bills as read. Motion was seconded and passed.
- Bank balances: Checking Account \$2,704.14, Savings Account \$12,128.85, Reserve Account \$14,353.07, Unpaid Dues is a total of \$4,210.73, CD #1 \$5,166.68, CD #2 and CD #3 are both \$5,115.22. Total non-transfer deposits to checking were \$9,619.68.

Motion: A motion was made and seconded to have the audit and the tax return prepared by Fosdick.

Facilities Report (Cynthia Cregger was not present but presented a written report summarized below).

- A bid was received from TruGreen for services in 2007
- A bid for re-keying the locks and supplying keys will be requested from Acoma
- Electrical work – approved 11/06, will commence in the near future weather permitting
- Water damage/Mold report – We have exterior drainage issues, plumbing problems in the upstairs office and restroom and a leak in the kitchen roof. Cynthia met with the inspector for the water damage Tuesday the 13th of February to discuss it and to get a report of the results of the mold testing that was completed January 2007.
- Pool repair - Cynthia is in the process of obtaining bids for the repair of the pool leak.

Motion: A motion was made to accept the bid from Trugreen.

Architecture Control Committee (ACC) - Judy Trawinski – Not present - no report

Activities - Karlene Herbrand

The Easter egg hunt will be Saturday, March 31st at the clubhouse. Pictures with the Easter bunny are at 10:30 with snacks and drinks while you wait. The Easter egg hunt is at 11. A flyer is going out in the next newsletter.

Buildings & Grounds - Stephen Gile - Not present - no report

Covenant Committee - Chuck Nichols - Not present - no report

Directory and Welcoming - Sandy Perry

Discussion re: allowing advertisers for the directory in exchange for payment of copies and distribution costs

Newsletter - Susan Laessig

The deadline for entries into the newsletter is the 15th of the month.

Nominating – Pam Schultz – Not present - no report

Website - Sandy Perry, no report

Board Business

Bookkeeping - A "Letter of Agreement" will be sent to Diane Kramer, the prospective new bookkeeper, for review. Discussion followed regarding billing procedures for court ordered judgments. Tina will obtain a copy of all affidavits filed with the court from the attorney and forward it to Sandy for discussion with the bookkeeper.

Motion: A motion was made to appoint officers as follows: Tina O'Bryan, President – Pam Schultz, Vice President – R.C. Cuellar, Secretary – Sandy Perry, Treasurer. The motion was seconded and passed.

The board is currently updating the policy for the Architectural Control Committee.

Brian will do a property walk through, prioritize and coordinate punch list items with Cynthia.

R.C. will prepare a wish list from the equestrian side including upgrading the trail markers and drainage problems at the arena including suggestions for a new base and/or a covered arena.

Darren is no longer an employee. Brian will look into the feasibility of using a handy man.

A homeowner suggested a name for a more reasonable bid on a sprinkler system. Tina will forward that information to Cynthia.

A discussion was held regarding opening up the west end of the bridal trail which would require three homeowners moving their fences a short distance.

A homeowner suggested withholding keys from members who are not current on their dues.

Open Forum:

Discussion was held regarding the following:

- Benefits vs. cost of an electronic key system – bids were received at an earlier date and tabled due to costs. Brian will revisit with a cost analysis.
- A homeowner pointed out that we are over budget for snow plowing.
- There was a question of whether the new board met with the old board regarding the declaratory judgment? That has not happened.
- The mail building is often full of trash. Homeowners are encouraged to put their trash in the receptacle and to work together to keep the building clean.
- Someone continues to vandalize the mailboxes with graffiti. A homeowner volunteered to remove it. A discussion was held regarding the theft and vandalism at the mailboxes a few months ago. It was pointed out that the association owns the mailboxes, not the post office; therefore we are responsible for repair and replacement.
- It was suggested that guidelines be given regarding submission of items to the Architectural Control Committee.
- A homeowner questioned the legality of the board developing policies and procedures in response to Senate bills 100 and 89.

Motion: A motion was made to adjourn the meeting. The motion was seconded and passed. The meeting adjourned at 8:36 p.m.

Respectfully submitted,
RC Cuellar, Secretary