

Pawnee Hills Community Association
Board of Directors Meeting
January 12, 2006
Minutes

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

Meeting was called to order at 7:10 p.m.

Agenda:

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

Minutes:

Motion to approve November and December Minutes – Seconded, and Passed (4-For 0-Apposed)

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

Letter from Greg Hahn on 2 Donkeys being equine and not horses not acceptable - Reading (Attached)

Letter from the board to Shaun Shultz denying request to drop charges – Reading (Attached)

Letter of agreement with Shaun Shultz regarding the payment of damages and repairs for vandalism at the pool in order to show the Judge in case pending – Reading (Attached)

Letter to John MacArthur regarding attorney fee's that need to be paid by the MacArthurs– Reading (Attached)

Letter of response from John MacArthur regarding legal fees being with-in normal expenses – Reading (Attached)

Motion to consult attorney regarding John MacArthurs letter and situation to determine options for collection of expenses incurred – Seconded and Passed (4-For 0-Apposed)

Letter from Bob Rowland on access to HOA records pertaining to information on ACC violations – Reading (Attached)

Letter of response to Bob Rowland on times available to schedule appointment for document review – Reading (Attached)

Letter from Bob Rowland to take back complaints in progress regarding poultry violations – Reading (Attached)

Board Response: The board cannot drop violations once submitted from individuals in the community that are found to be true. The community member that is in violation must come into compliance to satisfy the rest of the community.

Letter from Holly Hahn, Linda lee, and Bob Rowland to view records for upcoming court date – Reading (Attached)

Board Response: The board is in litigation with these individuals and therefore the response will be handled through the community's attorney.

Announcement - Marguerite Ham of Western Country Ranches announced that the "Diamond Ridge" planning meeting in Elbert County has been changed to March 9th at 7:00 p.m. please try to attend to show your support.

Note: Community members are not to contact vendors directly for any community business. ABC Solutions may only be contacted for individual invoices and not on vendor business. We thank you in advance for following this procedure due to the costs associated with our vendors on any extra work that may be incurred.

Treasurer's Report: *presented by Sandy Perry*

Qwest bill – voicemail service was removed from the bill effective on or around December 13th. We have also purchased a new answering machine to handle the calls.

ABC Solutions: *presented by Susan Johnson*

Final Draft of 2006 Budget was submitted. 2005 final numbers were submitted and were better than had been anticipated.

Current Status of dues submitted to the board. Liens to be filed by Susan Johnson were signed by the President and Secretary.

Liens - Email from Bob Rowland and Stephen Gile on costs associated with liens.

Board: A reading of the covenants pertaining to the authority to bill all fees associated with the lien.

Board: The bookkeeper will start paperwork to file a lien and the homeowner that is past due is responsible for all of the costs associated with the lien.

Motion to pre-pay ABC Solutions one month in advance for postage. Motion was seconded and approved (4-for 0-Apposed).

PHCA Bank Accounts: (Attached)

Checking:	\$11,145.48
Savings:	\$18,194.38
Reserve Account:	\$4,581.95
Unpaid Dues:	\$3,150.42
Deposits:	\$6,333.64

Reading of bills to be paid this month by the treasurer. *Motion to approve the bills to be paid as read.* Seconded, and Passed (4-For 0-Apposed).

2005 Check binder has been filed and all vendor checks are filed.

2004 Check binder has been filed as well as vendor files.

Facility Manager's Asst. Report (*Darren Jones*)

No report.

ACC - (*Judy Trawinski - Chair*)

No report.

Activities Committee - (*Karlene Herbrand – Chair*)

No report.

Buildings and Grounds - (*Stephen Gile - Chair*)

No report.

Covenant Committee - (*Chuck Nichols - Chair*)

No report.

Directory & Welcoming Committee: *presented by Sandy Perry*

First draft is done and is being worked on. "Hats off to Sandy for all of your hard work".

Equestrian Committee: *presented by Stephen Gile*

Sandy donated lattice and Stephen is working on it and may need to purchase more sheets. The Fire

Department wanted this area cleaned up and it will cost less than \$80.00 to complete. The board will check with the Fire Department to make sure we can enclose this area.

Motion to approve \$80.00 for lattice to enclose this area if the Fire Department approves enclosure.

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

Check on the trashcan over at the Barn and we will need to get Darren Jones to pick this up.

Newsletter:

The board is adding a statement about the Wade's coming into compliance, special thanks to the Wade's from the community and the board for all they have done to resolve this issue.

The January billing went out incorrectly at \$41.00, but will be corrected to \$43.05 and will be noted in the newsletter. This will be collected in the next month's billing please make a note for your records.

Nominating Committee: *presented by Pam Schultz*

We have entries for new board members, please show up at the homeowners meeting and vote for new board members.

Website: *presented by Tina O'Bryan*

www.pawneehillshoa.org

We have talked to four companies for options regarding setting up a website, this will cost between \$1,500 and \$1,800. All are nearby and all have about the same to offer. They will train us to run this ourselves or are able to run it for us. The monthly fee is about \$55 a month to run it for us, but they feel we can easily run it. We have some more questions to ask the companies before we make a final decision. We will be putting it out to the community to get feedback. We will also continue to look for other companies that can do this for less.

Board of Directors Business:

SB-100: Questionnaire for Orten & Hindman was completed and sent out this will help us create policies and procedures in accordance with SB-100 for the community. We will also be getting these in electronic format from Orten & Hindman to make the SB-100 available online on our website.

Motion to have Pam Schultz as the main contact for Orten & Hindman and Cheryl Mulvihill on SB-100 and allow fees associated with this and education on SB-100. Seconded and Passed (4-For 0-Opposed)

Refreshments for the homeowners meeting held on January 21st will handled by Stephen Gile.

Need to set up meeting with State Farm regarding our current coverage and any questions raised by board and homeowners – board will check their availability to attend the next meeting.

February 9th, 2006 court date 9:30 a. m. for Hahn case regarding their chickens.

Open Forum:

Nothing for open forum.

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

Meeting adjourned 11:08 p. m.