

**Pawnee Hills Community Association  
Board of Directors Meeting  
June 8, 2006**

Meeting was called to order at 7:17 p.m.

Board members present were Tina O'Bryan and Walt Day. (Note: Pam Shultz was on vacation. Any motions that were made were discussed with Pam and approved via the phone).

Communications from homeowners: Bob Rowland requested his letter dated June 5<sup>th</sup> to be read out loud regarding Sheila Gaston being in clear violation of our covenants and demands that the board take immediate action to resolve this violation. The Board explained to Bob that a letter was received from Sheila dated May 8<sup>th</sup> requesting an extension to come into compliance because she was going to be relocating to another property and said new property needs some repairs and requires the proper facilities for her animals to be constructed. At a regular Board of Directors meeting held on Thursday, May 11<sup>th</sup> there was a motion, a second and a unanimous vote to give her until July 15, 2006 in order to come into compliance. Mr. Rowland said he already spoke to Sheila and got that same answer from her.

Treasurer's Report:

Susan Johnson with ABC Solutions was out of town and will be getting our accounting information to us as soon as she returns. Online bank balances as of today were Checking \$5,903.50, Savings \$28,358.56, Reserve \$8,238.59, 1<sup>st</sup> CD \$5,000, and 2<sup>nd</sup> CD \$5,000.

The audit and tax return should be completed within the next few weeks.

Bills were read. Motion to approve the bills as read, motion was seconded and passed.

Declaratory Judgment Update:

We will be voting on the 1998 bylaw change at the July 29<sup>th</sup> homeowner's meeting as well as issues from the results of the covenant committee survey that was sent out.

There are actually five total items up for vote. One of them was regarding structures, the second one was omitting all of the information on driveways and to just omit driveways completely, the third one was changing a reference of horses to equine, the fourth one would be regarding the tennis court, whether we can just remove that tennis court off of our books and have 112 people say 'yes' to get rid of the second court and the fifth item was the declaratory judgment regarding the 1998 problem. It was a bylaw change, thought it was a covenant change from 1998 to 2006, we have been running as a covenant change. We have to clean that mess up.

Homeowner: Are you talking about taking it out of the bylaws?

Bill Curley: Sure.

Board: Well, it doesn't mean anything right now. But it was filed with the county as a bylaw change but we didn't catch it until 2006.

Homeowner: But can you file to take it out or reverse it with the county?

Bill Curley: Yes you can.

Homeowner: So if you had it gone, then there is no conflict, right?

Board: The problem is that we have acted from 1998 to 2006 as if it was a covenant change.

Homeowner: Oh, so you can't just remove it from the county.

Board: That's correct. We cannot just remove it from the county. We have allowed it from '98 to 2006 so you

have homeowners who have moved into this community with the belief that it was a covenant change and that you were allowed commercial activity. So it's kind of hard to take something away from somebody that believed it to be true.

Homeowner: So it was presented as a covenant?

Board: Yes

A draft of the July 29<sup>th</sup> homeowner's meeting cover letter, agenda, notice of proxy as well as the items that are going to be voted on, will be going out to the other Board members as well as the covenant committee to make sure that I had a clear understanding of where they were going with what they wanted to vote on from their survey results. I hope to get the information out in the mail by the end of June, at least 30 days before the meeting. We would like to encourage people that cannot make the meeting to give their proxy to someone they trust to vote for them.

Bob Rowland: Are you going to publish the actual results of the survey or are you just going to give us the results?

Board: The covenant committee has the results so we would need to get that from them, but we could have extra copies to hand out at the July homeowner's meeting and we can post the results on our website, as soon as we get it up and running.

We did put some of the survey results in the April minutes. You may not have gotten the information yet, but it is a real brief summary because there were so many pages, but I did fill out the numbers.

It's here. Bob, you want to look at it? It is right here if you want to see what the results were --third page of the April minutes - survey shows what you are looking for.

Bill Curley: Back to the business of a few thousand dollars to prosecute for some kind of a judgment to pursue some kind of a judgment with respect to the bylaws, covenants, and the mess. Why would it cost \$2,000 and what way are we proposing to sue? In other words, what are we after here? Because we can just drop that bylaw change.

Board: Well, we can't just drop it because, again, from 1998 to the year 2006--

Bill Curley: In fact from 1973 through 1998, we allow commercial activity in Pawnee Hills. In small ways, people were running businesses out of their houses, in small ways. So, it is not true to say that the bylaw change affected anything.

Board: Well, it did--Because you have from 1998 until 2006, an amended covenant change was filed with the county--

Bill Curley: Not a covenant change--

Board: You have board of directors that believed it to be a covenant change from 1998 --

Bill Curley: It was changed in the bylaws therefore it is a bylaw change.

Board: Okay, and so that is the problem, we have a bylaw change that was filed with the county that was understood by the board as a covenant change. The only people that knew it didn't make it that I know of, was one person, uh, okay, two people, you and Leslie. Nevertheless, you have from 1998 until 2006 past and current boards that understood it was a covenant change and that commercial activity was allowed within Elbert County Rules and Regs. So, for us to clean up this mess, and we have to clean it up, we can't ignore it we have to go for a declaratory judgment. You can't ignore this mess.

Bill Curley: Sure I can.

Board: No you can't. How do you ignore it? How do you ignore this mess? First, the board understands that the bylaws cannot supercede the covenants--

Bill Curley: Then the board should not have allowed it. In other words, the board was ignorant, and should not have moved forth if the board didn't understand that, for instance, county regulations supercede covenants, and our covenants supercede our bylaw. This is fundamental.

Board: I'm not sure what you're saying.

Bill Curley: The covenants supercede the bylaws, the county supercedes the covenants.

Board: Okay, I understand what you are saying, Bill, and I'll tell you, you are absolutely right.

Bill Curley: Unclear to anyone on the board, presuming that you've read the covenants, that, in fact, the bylaws change the covenants change.

Board: Because, we thought it was filed with the county and voted in as a covenant change, that they, the Board, had enough people to pass it as a covenant change. So even though it is filed with the county as a bylaw change, past and current board thought it was passed as a covenant change.

Bill Curley: Then the board acted in ignorance.

Board: Okay, so the board made a mistake and, you know, this was back in '98, it was before my time, so I will tell you, that there was a mistake made in 1998 that this board has found out about and that this board is taking action to correct that mistake so that we can go forward with a clean slate.

Bill Curley: The board, in fact, is a corporate body that exists independently of its current members. In other words, the actions of past boards and the actions of the current board are independent of the members of the board. Sorry, excuse me. The personalities on boards do not dictate what the board can or cannot do. So the board back in 1998 was the corporate body of this board. What they did is you. Now what is the mess that needs to be cleaned up? What are you trying to do?

Board: Okay, tell you what, Bill, I'm going to say it one more time and then we are going to have to move on, okay? One more time--

Bill Curley: There is no need for you to repeat what you said because I don't understand what you said in the first place.

Board: I don't know how to explain it different, but go ahead.

Bill Curley: What will we ask the judge to say? That the bylaws changed, indeed it was a covenant change or was not a covenant change? What are we after? Are we after the judge to exonerate the board in its judgment, bylaws change represents a covenant change? In other words, are we asking the judge to allow for commercial activity? What are we asking for?

Board: What we are asking for is the judge to clean up our mess. In order for us to do this declaratory judgment, we will have to call a special meeting of all of the homeowners. It has to be put into the newsletter, a mailing has to go out to everybody, and it has to be posted at the mailbox. We will have a special meeting regarding just this one specific declaratory judgment situation. We are going to present to this judge, this is the history, this is what happened, this happened in '98, this is what we've done, this is the whole situation and hand it to the judge. The judge, then, takes all the law and will come back with an order to this board and back to this Association that is going to fix this problem. We can make suggestions to the judge what we would like to see, but what we suggest and what is within the law could be two different things.

Bill Curley: You make bylaws changes and file the bylaw changes with the county. We pay no monies out. It's legal.

Board: I understand that you can register anything with the county, but the fact still does not solve our problem.

Bill Curley: I have just made a suggestion that will solve our problem.

Board: No, you can't--just because you take away the bylaw change that is filed with the county does not make the change. From 1998 until 2006 the board thought it was a covenant change, have acted as if it is covenant change, has allowed commercial activity within the rules, and you cannot take that back. You cannot act from '98 to 2006 with a belief to be happening and then just rip that rug out from underneath the homeowners.

Bill Curley: Sure, all that will happen is we will go back to the original covenants.

Board: Okay, I will tell you this. The board has talked about it; we have had legal counsel talk to us about it. This is what we feel is the best solution for this community right now. That is the declaratory judgment situation.

Committee Reports:

Architectural Control Committee (ACC) – Judy Trawinski – no report.

Activities – Karlene Herbrand – no report.

Buildings & Grounds – Stephen Gile – no report.

Covenant Committee – Chuck Nichols – no report.

Directory – Sandy Perry

Sandy asked the Board if there were any extra directories – They are extra copies upstairs.

Equestrian – Stephen Gile

Going to post the signs that say “no motorized vehicles” on some of the trails. I don't know how many I've got. I have to see how many we've got and see how many are already up, then go from there.

Newsletter – Tina

Walt reported a homeowner had a bunch of tools stolen out of his garage although they did catch the person who had taken them, the homeowner wanted to warn everybody about their tools being left outside and having your garage door open and to tell them that the kid that did it was caught by the police and is being prosecuted. So the homeowner just asked if we could put something in the newsletter.

I put the contact information in the last newsletter regarding complaints to Road and Bridge and will add it again in next month's newsletter. I will just go ahead and leave it in the newsletter until people say that they see improvement in the roads.

Nominating – Pam, chairperson and Jim Chandler as co-chair - no report.

Website - pawneehillshoa.org.

We need to get a copy of the covenants and bylaws for Marsha to scan in and then I didn't know what else we wanted to add. We need to have the SB100 rules and regs, --I don't know if you want to add the survey to it.

The survey results would be good to add.

If I e-mail you (Sandy) her address, see if you can send the survey results from your computer as well as the bridal path file.

We need to send Marsha the monthly treasurer's reports also.

Tina: Has the registration name been changed?

Walt: Marsha sent me a note saying it was changed.

Tina: It is on my credit card, so we should have control over the domain name.

Walt: Marsha told me it was changed, like a week ago. We will just need to make sure. I will double check.

Walt: Any other suggestions for the website? I have been looking at other community sites. They have a recipe page, they have a suggestion page, tip pages... I've looked at Lone Tree as well as five other neighborhoods out in this area that have web pages so if anybody has any suggestions, just send them into the board and we will get them on. We could even do a page for businesses and charge them a nominal fee per year and contribute towards our fee for having a site.

Tina: I just want to remind everybody again that the Homeowner's meeting date is set for Saturday, July 29<sup>th</sup> at 10 a.m. We will do like we've done before, check in at 9:00 am to 9:55 a.m. then we close it out and see if we have a quorum and then begin the meeting at 10:00 a.m.

Board: Are we doing all the food again, Steve? Steve, are you doing the food for us again this time?

Stephen: There's a possibility.

Board: Want to volunteer for that? Just let us know by the next meeting if you want to volunteer to get that done.

We have the Architectural Control Committee policy questionnaire that I had Chuck Nichols look at and help us fill out because he has been on the ACC committee before and he is a little familiar with it. We will submit it to Hindman Sanchez and they will create a draft policy for us. We will then have a meeting with past and present ACC members to go over that policy and then present it at a board meeting. We will put in the newsletter when we will be talking about this new policy. At that board meeting, we will go through the policy with everybody, get anybody else's suggestions or changes to it, and then we will finalize it and send it out to every homeowner. So hopefully we can get that done soon.

I was hoping that Cynthia would be here to give a facility report, so, since she is not here, I'm going to wing it and please don't quote me on any of this stuff because I'm not real familiar with the pool. We have a leak in our pool. It leaks about 3 inches a day. We don't know where the water is going – some could be splashing, some evaporation... The pool people think that the leak is in the return line. We did have to put a new filter into our pool system. We have been talking about a filter for about five years and finally had to bite the bullet and get a new filter and pump system for that. We were very lucky because I think it only cost us, I'm going to say, between \$1,800 and \$1,900 dollars when we originally thought it would be about \$5,000. The pool guy says if you go to the bottom of the pool, lift up the grate, stick a plug in that hole, put the grate back on, we won't lose any more water. With the new filter and the pump system, we could run the pool this way and it doesn't damage anything, doesn't hurt anything, and doesn't bother anything. I thought, at that time, we had put a really good band-aid on this pool problem, we don't have to dig up concrete, we have solved our problem, life is good.

Homeowner: Still leaks?

We haven't got the plug yet, so every night, Darren puts the hose into the pool, leaves the water on all night long, closes up the pool at night, comes back the next morning, turns the hose off, and it is right up to the top

of the tile. Next day, comes in that night, 3 inches down. So what is happening is, is that we will be getting that plug on Thursday. At the time, though, Darren was being real creative and he put a Frisbee on the bottom of the pool, and that helped until the kids found the Frisbee at the bottom of the pool and pulled it off from down under there. So it was holding some water in there for a little while, and since we didn't know how long it was going to take the pool guy, Darren and I were trying to figure out, if you pull the grate and put a tennis ball down in there, wait, no, it'll float! We were trying to think of other ideas to plug that hole. But by Thursday next week, hopefully we will have the right plug. Again, I thought this was going to be a problem that was going to be a cheap solve. You know, we don't have to worry about it now with the plug, but, I think we need to do more research because I'm not sure that that is the answer to our prayers. We will get through the season, see if we can get another specialist to come out and really look at this, because pools really aren't supposed to have that plug.

Bill Curley: Well, 90 degrees and the wind help a lot.

Board: True, but we were losing that last year too. And if it was varying, it would be easier to blame it on wind and weather.

Board: So far, everything is good, and the reason why we can plug it is because we have a whole new system with a new pump and a new filter that runs off the skimmer.

Eric Laessig: Have you researched where the water goes since you put the plug in.

Board: Through the skimmers. It recirculates through the skimmer so it doesn't have to--

Eric: So ideally it would come up through the return line--

Board: That's the way our old system was. We put a new system in so we don't have to have it going through the return line, it just picks it up from the skimmers and goes through the filter.

Eric: Water goes through the filter system and when it rained typically you would get material in the filter.

Board: I'm not familiar enough with pools and I don't have Cynthia here to help us get through this and tell us her ideas and her information. I just don't want the community to think that, yes, we just plug the hole and everything is good. And then me come back and say, "Guess what, we need \$20,000 to fix our pool for next year." So, I just don't know if this is a temporary fix or a permanent fix for us right now.

Homeowner: My suggestion, while you're doing this, you might want to resurface and grout the inside of the pool at the same time while it is drained.

Board: Are you talking about the copingstones or are you talking about something else?

Homeowner: We could work on all that stuff the copingstones, the grout, and the surface of the pool...

Board: Stephen – whatever happened to the handrail that was supposed to be put in the pool at the shallow end?

Stephen: Yeah, but this one we had pegged to make it longer. We need to drill out a hole to put in the handrail and the handrail needs to be longer. We may have to make a new one, could probably just take a piece of tubing and bend one.

Board: So, are you going to work on that, Stephen, and see if you can? If we need a new rail, we need a new rail, but we have had quite a few people asking about the handrail into the pool and it could be a safety issue.

Board: The other thing I forgot to mention is where we are at with the covenant violations. Bear with me on this one. We had seven covenant violations that were submitted by Greg Haan.

One of them was Steve Richardson with his commercial activity. The Board sent Greg a letter back to him stating to that until we get the declaratory judgment, we are not doing anything with commercial activity at this time.

Scott Guyot, at 35370 Cherokee Trail is the one that was reported for his trash receptacle and he is in compliance now.

Kevin and Patty Clark at 35550 Cherokee Trail, also with a large receptacle, they have gotten that taken care of, so that matter has been closed. They have that enclosed the receptacle and that is taken care of.

Michael and Linda Montgomery at 1075 Pawnee Parkway, is the one that had five horses on their property. We sent them a 30-day notice, certified return receipt. They did not pick it up. I will send them a letter tomorrow giving them another 15 days in order to come into compliance.

Jonathan and Barbara Stroh of 1246 Pawnee Parkway, they have a large trash receptacle that was reported and I sent them their 30-day notice and have not heard back from them, so I am sending them another 15-day notice tomorrow.

The last one would be David and Donna Bauerle, 1464 Pawnee Parkway, there were 5 dogs reported on their property. I spoke with Donna today and she will be sending the board a letter, but one of their dogs ended up dying, so now they are now in compliance.

Bill Curley: The Montgomery's had the horse for sale and he did sell that pony. It was a miniature, I'm sorry, it wasn't a pony, it was a miniature.

Walt: They had it out for sale and he got it sold. He did sell that pony. I do remember him telling me that.

Tina: OK then I will put in our report that the Montgomery's are in compliance per Bill Curley and Walt Day.

Walt: I'll take the blame. It's sold. The sign is gone too.

Tina: Horse sold, in compliance. Okay. Thank you. That will take care of that one. And now that's closed. So we are caught up, I think. Bob, correct me if I'm wrong, I think I'm caught up with covenant violations.

Bob: Why are you asking me?

Tina: Because sometimes you come back and say, "But then there's this one that you forgot." I think I'm caught up. I think we are all caught up with the covenant violations where they stand. So, we really, truly only have open, Sheila Gaston, but that is only open until July 15<sup>th</sup> and once that is taken care of, it is done. The Strohs with their trash receptacles and I haven't heard from them, so, hopefully that will get done. Susan Oviatt at 1795 Shoshone Trail. This is the one where the front fence was supposedly not set back 10 foot. She wrote us a letter stating that we were not clear enough. She said could you be more specific regarding that. And so I wrote her a letter back that is going, again, to go out tomorrow, dated today, "We are in receipt of your letter dated May 1, 2006, disagreeing that your front fence violates easement article 6, section 2 of the protective covenants. You requested that we be more specific regarding this particular covenant violation, which was reported by Mr. Greg Haan. It has been reported that your front fence is encroaching into the front easement. Please clarify to the board in writing, approximately when, (and I put in parentheses) the date the fence was installed or if the fence was already there when purchased, and in parentheses, the date you purchased the property. Currently, the board does not have anything on file regarding ACC approval regarding the fence, but if you could show that the fence existed for more than one year, this matter could be cleared up immediately." And that is back to the Colorado statute stating that improvements to a property after one year, we can't go after. So, when I talked to Judy Trawinski, remember back in history here, because this has been on file for a while, Judy Trawinski, head of the ACC, actually went over there and looked at it, and she said, "To be honest with you, if that easement is off in any way," she said, "it looks like 3 inches on one end." One end seems ok

and the other end may be 3 inches off, but she can't tell. I talked to Susan, and she said that the fence was there before she even moved on that property, but I think that if we can get it in writing, it will go up into her file and we can get this one out the door and clarified.

We are now at open forum.

Bob Rowland: I talked to the county about our easement issue, to get a clarification from them. There are two issues. There is a ten-foot easement for pedestrian/utility facing the road. There is a ten-foot easement that the county says, is somebody's property line not the middle of the road. Therefore, the property line wouldn't move, regardless of whether it hits the road. I asked specifically about that because I said they keep widening the road, and so, she said that the fence has to be set back at the front property pin ten foot throughout the whole community that it is clearly indicated that it has to be set back ten feet.

Board: From their property line, 10 foot back?

Bob Rowland: From the property line in the front or facing the road. My question for them is the back easement is a 15 foot easement or in filing one, there is actually some 20 foot easements showing on the original plat. My questions was is that 15 feet from the property line on each side or is 15 feet, a total of 7-1/2 feet each, and it is 15 feet back from the property line in the back on almost all the properties in the community.

Bill Curley: There is some marked as utility easements and some as bridle easements.

Bob Rowland: Now, when I asked them about the issue of enforcement, the county said that they would not enforce that because when we became an association in 1974 we assumed the responsibility in our covenants to enforce that and she said, and I quote," The Homeowner's Association is responsible to enforce these easements." And the other thing is, we cannot, we cannot, in my opinion, change that one-year grand fathering clause where it talks about buildings, but it does change the zoning. I don't think we are going to get very far with that.

Board: I don't get what you are saying.

Bob Rowland: The ACC let them put a fence in at 8 feet, a year and a half ago, in violation of the county development and the county plot, and the county and the utility easement and then leave it there based upon that one-year grandfather, that is going to apply to us. That's just what I've been told.

Board: We could look at it this way. We, as a board, could say, Susan Oviatt is out of compliance -- we think her fence is a little off. So we can go back and we can pay a surveyor to come in and survey that, tell her where the fence should be, and make her move it, and if she says no, we can go to court and do that. I don't know legally-- legally right now, we are looking at that Colorado statute saying that after a building and/or improvement has been there for over a year, that we can't go after it, and if you come up --

Bob Rowland: Based on these utilities, they can literally come in and take them out and send them the bill.

Board: Well, that's funny because I asked IREA what would happen if that easement got blocked off. They said "We'll tear it down and we have to put it back just the way we found it for free", so--

Bob Rowland: If you are encroaching on that easement--and here's what I think we ought to do, and this is what I wanted to mention. I think you as the board ought to come out in your newsletter and ask people to check their own passes of easements and I tell you, in particular, not the ones that are a few inches, but the ones that I think you guys need to look at, in some places in my opinion are not only unsafe for riders, because they come through that on their sides on the property line or they are blocked and there are some places that there has to be some kind of violation and there's not. And I think that if people would voluntarily take care of that problem, I think you won't have any problem. But, you know, that's just my opinion. We are a horse, until further notice, community, and based upon that, I think the bridal paths are one of the attractions or one of the things about our community and I think we ought to take the bridal paths seriously and I don't know if it will

work, but I think you ought to try asking people to assess their own and make sure. What I originally was most concerned about was one of the bridal easements were blocked off and I had to do a ½ mile trek to get back out of there recently. But, looking at the plot map, that's a drainage easement and I don't know if they have to allow access.

Board: I will point it out in the newsletter.

Bill Curley: Just as a track record. I suppose we haven't done anything on the west side out here where the fence blocks the path?

Board: We are working on that one over there.

Board: On your utility easements, you don't have to put your fence inside the utility easement. You can put your fence on the outside. That's how everyone in the city is done. They are done on the outside and when Cable Company or Phone Company comes in, they come into your backyard, and they dig that up. They have the right to.

Bob Rowland: We, as a homeowner's association, have a covenant about these easements. What we did is we accepted the county easements of the plot map in our covenants as our covenants. Therefore, they have claimed that we have assumed the responsibility of enforcement. So they are one in the same. The law says that whatever is greater, the county over covenants, whichever is stricter. But we accepted that 10 foot or 15 foot easement in our covenant, so it is a covenant.

Board: If the electrical easement is inside their 10 foot, then your fence has to be on the inside of it. But if you had the 10-foot and then the electrical easement, your fence can be in between the two.

Bob Rowland: As long as it is in between your property.

Board: Right, 15 or 10, whatever the bridal path says. You have to read each easement, because mine is different on one side than it is on the other side.

Homeowner: What do they say about, like, say, taking our property and winding the road?

Bob Rowland: They claim they own the whole place. I think they feel they have 30 feet from center, and in some places, 40 feet.

Board: They are supposed to take down my culvert and I hope they do because I need a new one but they haven't done it yet.

Board: You should go from your property pen in 10 foot to place your fence.

Board: Does anybody have anything else for open forum, anything else they want to bring up?

Bill Curley: What is going on with our lawn?

Board: Darren is trying to save the clubhouse lawn. It has just been really dry and we are still in drought. Darren is spending so much time treating the pool, that he hasn't had time to get it watered enough. We are losing our water pressure, so they can barely run two hoses when before, we didn't have any problem. We have requested a proposal to get a plumber in here to find out why are we losing pressure. We don't know but it might be the filter that Stephen installed or we may have a problem with our pressure tank. So what ended up happening, is, we are spending so much time trying to get that pool kept up, that we haven't been able to run a lot of sprinklers to get this watered. Darren is going to try and put some fertilizer on it and, we may have to even put some caution tape up to keep people off of it for a little while until we can get some really heavy duty watering done. Darren said it is coming back.

One of the things we are going to do is have Cynthia work on getting a plumber to bid to do a plumbing audit, to find out why are we losing the pressure, where could it be, and how do we get it fixed, and what it is going to cost to do this. The second thing that we are doing is a request for proposal for lighting. We have had a couple of complaints of people walking out at night from the front doorway where they can't see—lighting that point towards the parking lot so they can see where they are going. We thought about putting a motion light out here on the side of the clubhouse that would shine a little bit further out that hopefully will not bother any of the neighbors around.

We also need to do an electrical audit also to make sure that everything here is okay. There needs to be a motion light on the side of the clubhouse so people can see to get to the pool. The other thing is electricity out at the Pavilion. We realized we didn't have any electricity whatsoever out there, so if someone wanted to play a radio or someone wanted to set up a table that had even a hot plate they would have to run extension cords from the clubhouse. We thought it would be a little bit safer if we actually put some outlets out in that area.

Cynthia is looking at different bids for a sprinkler system. It would save us money in the long run because we could run them at night as opposed to Cynthia and Darren dragging hoses around and moving sprinklers around all day long and it is ridiculous to hire people to do that. But, our first bids were like \$18,000 to \$20,000 or something ridiculous like that. And that was just off-the-wall. So we thought we would request a proposal and start getting some actual hard numbers and where we can possibly do part of it now and part later, make it so that maybe we can just do the median and maybe back here right now, but that the system would be able to handle expanding out to other areas that we need. So maybe we can only hand water part of it as opposed to trying to hand water the whole thing.

Bill Curley: How much lawn are we trying to maintain?

Board: We are really only trying to maintain the median area in the parking lot where all the bushes are, then you have the Pavilion area here at the clubhouse, and then I think over by the volleyball or by the sport courts where people actually sit down and watch people play, there are some grassy areas there.

Homeowner: Probably three or four stations is all you would need.

Board: Yeah, it is not a lot, but, boy, it would sure help us out with not having to hand water all of this stuff.

Board: We need as much help as we can get on some of these bids because some of our contractors that we have had in the past are saying that we are too far away to travel or we just can't find anyone that wants to do work out here.

Homeowner: Have we aerated here?

Board: I don't know if TruGreen has aerated. I can't remember if they have done that or not.

Homeowner: When are we looking to do the sprinkler systems?

Board: Depending on how much it is and what we've got in our account. First I want to find out what our plumber comes back with and how much that is going to cost to fix our pressure problem. Then we need to find out what is going on with the pool. So we can't spend any money on a sprinkler system if we have no pressure to run it.

Homeowner: Right, but the problem with buying a sprinkler now is most of those guys are so busy, we will probably get it done next August.

Board: Probably, so we are working on saving what we have. I had a homeowner tell me--this makes sense. They wanted to have a get-together and they are, like, the lawn looks terrible. How about if we buy new sod? And I'm thinking, even if we tear this up and put new sod in, if we can't water it, it's going to die, we are going to be back to square one again.

We definitely have a pressure problem and we are hoping we can get it done and solved quickly.

Are there any other questions or anything for open forum?

The Board wanted to thank Pete Smilinac for getting rid of the rest of the concrete pile. We appreciate that.

Motion was made to adjourn the meeting, meeting adjourned at 8:42 p.m.

Respectfully submitted,

Walt Day  
Secretary