

Pawnee Hills Community Association
Board of Directors Meeting Minutes
March 16, 2006

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

Meeting was called to order at 7:15 p.m.

Agenda:

Motion to approve the agenda. Seconded, and Passed (3-For 0-Apposed)

Minutes:

Motion to approve February Minutes. Seconded, and Passed (3-For 0-Apposed)

Communications:

Reading of the court order regarding the Haan's case:

1) The approval the Haans received is personal to them and does not extend to any other homeowners and may not be passed to any other parties who may purchase their property; 2) The Haans right to keep the chickens shall expire 30 months from the date of this order. In as much as none of the Board members were aware of the chickens because there were no complaints between 1997 and 2005, the delay in the removal of the chickens will not adversely affect any other member and will balances the parties right in an equitable manner; will allow the Haans to dispose of the chickens; in an order fashion and make greater use of the improvements they made in reliance upon the approval. 3) The Haans may not increase the number of chickens they now have, and in no event shall the number exceed ten; and 4) The issue of attorney's fees and costs will be determined upon briefing by the Association and any response filed by the Haans. (Attached)

Covenant violation letter to Sheila Gaston was read, giving 15 days to get rid of donkeys at her residence.

Letter from Sheila Gaston stating that she does not agree with the ruling and requests additional time to get rid of the burros. Sheila is asking for 60 days to come into compliance, which would be around June 1st 2006 (Attached)

Motion to give Sheila Gaston until June 1, 2006 to come into compliance and remove the burros. Seconded, and Passed (3-For 0-Apposed)

Letter to John McArthur requesting payment of \$185.00 in legal fees for services he requested, which were not approved by the board, was read out loud. A letter will be sent with the monthly billing.

Violations Reported to the Board:

All are dated March 14, 2006 - a total of 7 new covenant violations were sent to the board by Greg Haan.

- 1) 1075 Pawnee Parkway - 5 horses and fence easement violation.
- 2) 1474 Pawnee Parkway - 5 dogs at location.
- 3) 1569 Shoshone Trail - Fierier business and increase of business.

- 4) 1246 Pawnee Parkway - Large trash receptacle in clear view.
- 5) 1795 Shoshone Trail - 10-foot easement violation.
- 6) 35550 Cherokee - Large trash receptacle in clear view.
- 7) 35370 Cherokee - Large trash receptacle in clear view.

The Board will review the violations and will respond to all.

Report from Treasurer – Sandy Perry

Checks written were read out loud and attached to the minutes.

Motion to approve bills for the month as read and attached.

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

Sandy Perry transferred money from checking into our saving/money market account for 2.7% interest.

Bruce Fosdeck, CPA, will be doing our taxes again this year for 2005 and we will be shopping this out later in 2006. Sandy will deliver information and will look into information needed for this.

Motion to have Bruce Fosdeck do PHCA audit and file our tax return for 2005.

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

Audit will need to be done every year in agreement with our current covenants and bylaws. We have approached another accountant and they did not want our account. Still looking for other companies to bid for CPA services.

Checked into 90 day CDs at our bank at 3% and looked into another bank which was paying 4.3%. Look at purchasing a CD every 30 days on a ladder system.

Motion to start the ladder at \$5,000 on or around April 1st, 2006 and again on May 1st, 2006 through State Farm Bank. Will review our current status and expenses at the May 2006 board meeting.

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

PHCA Accounts (Attached)

Checking:	\$14,471.79
Savings:	\$23,194.38
Reserve Account:	\$6,039.37
Unpaid Dues:	\$2,444.37

Facility Coordinator Report:

Floors have been cleaned and waxed and all boot marks have been removed.

All of the painting is done downstairs.

New master keys for BOD, employees and Treasurer for upstairs office and front door have been redone.

ACC:

Judy Trawinski will continue to head the committee, but will be moving in June or July. She is checking into other members on the current ACC. We have contacted Hindman & Sanchez to create rules and regulations for ACC. We would like to have a clear interpretation of these rules

and regulations to use as a guideline for current and future ACC and board members. This is a good time to create an ACC procedure, so every homeowner has a good copy of the guidelines and regulations.

Motion was made to have Hindman & Sanchez create our ACC policies and procedures.

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

Activities: by Ginger Wood

Easter Egg hunt will be held on April 11, 2006 at the clubhouse. A poster will be put up at the mailbox shelter behind the glass.

Community Garage Sale will tie in with Elizabeth town garage sale sometime in August.

Building & Grounds: by Stephen Gile

Stephen will finish the latticework around the deck when he gets a chance. The concrete pile is mostly gone and he is pushing to get it finished.

Equestrian:

Stephen and an engineer checked the barn roof and it looks to be very strong. We also have locks on the arena and the barn now to keep outside riders from using our facilities.

Sheet metal sticking up on the trail between Bill Curley's and the Soukum's property line, Stephen will try to take it out and see if it can be removed.

T-posts down to the trail by the barn need to have caps put on them for safety reasons. Note: to all community members this is a great idea to protect the horses in the community. T-Post caps can greatly protect horses from getting hurt.

Covenant Committee: Survey results are already coming to the committee and the committee is getting a great response from the community.

Directory: by Sandy Perry

Went out and should be in everybody's hands now. Great Job!

Newsletter:

Nothing to Report

Nominating:

Nothing to Report

Website:

Motion to have Web Essentials design, host and create our website.

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

Board Business:

Susan Johnson with ABC Solutions is working with our attorney regarding collection letters and the lien process to make sure we are in compliance with the current law. We should have more information at the next meeting.

Open Forum:

Bob Rowland inquired on the status of the MacArthur covenant violation. The Board replied that

we are requesting the removal of the commercial information from his website. This has not happened, so we are continuing to pursue this in full.

Suggestion was made to look into handicap access into and around the clubhouse.

Motion to Adjourn Meeting.

Seconded and Passed (3-For 0-Apposed)

Meeting was adjourn at 9:24 p.m.

Respectfully submitted by Walt Day, Secretary.