

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

Board Members Present: Tina O'Bryan, Brian Cook, RC Cuellar, Steve Hamblin and Pam Schultz. Sandy Perry was present as Treasurer.

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

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

Communications from community members:

- A planning commission meeting will be held on March 20th at 7 p.m. and the final hearing is set to take place on April 10th at 7 p.m. for a development that will be going up next to Cimarron, north of highway 86.
- We received a notice of foreclosure. We have turned this over to Susan with ABC Solutions and Cheryl Mulvihill, our attorney.
- There were two covenant violation letters from Bob Rowland dated February 26th of 2007. One was for a recently constructed building and the other for a semi trailer. A motion was made and approved to respond to Mr. Rowland with findings that the complaints were not valid.
- A call was received from Gary Hartzell of the Elbert County Health Department regarding a complaint from a homeowner stating that there is mold in the pool. It was explained that there is a leak in the pool and mold in the clubhouse. Prior documentation regarding these two problems was forwarded to the county. Further documentation stating that the pool has been repaired and the mold has been eradicated will be forwarded when the work is completed.
- A phone call was received from a resident requesting that she receive no additional inserts with her bill.
- A letter was received from Linda Lee disputing her billing which includes legal fees. A motion was seconded and passed to send a corrected statement.

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 \$2,928.85, Savings \$10,147.24, Reserve \$15,283.47, Unpaid Dues \$4,649.33, CDs \$15,000.
- Discussion was held regarding rolling each CD every 90 days. We will continue this practice.
- The auditor filed an extension for our taxes since paperwork is running behind.

Motion: A motion was seconded and approved to hire Total Bookkeeping Operations of Parker.

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

- An estimate was received from Acoma totaling \$649.96 for re-keying. No decision was made.
- Cynthia is in the process of scheduling the pool company and electrician for approved repairs/improvements.
- Discussion was held regarding the mold report and how to proceed. No decision was made.

Architectural Control Committee (ACC) - Judy Trawinski – not present - no report.

Activities - Karlene Herbrand – not present. A flyer was included in the newsletter for the Easter egg hunt.

Buildings & Grounds - Stephen Gile – not present - no report.

Covenant Committee - Chuck Nichols - not present - no report.

Directory and Welcoming - Sandy Perry. Discussion was held regarding allowing a realtor to print the directory in exchange for allowing them to advertise in it.

Equestrian - Steve Gile, RC Cuellar - no report.

Newsletter - Susan Laessig – not present – no report.
The deadline for entries into the newsletter is the 15th of the month.

Nominating – Pam - currently inactive.

Website - Sandy Perry

Board Business

ACC Rules and Regs. need to be reviewed by everyone.

Steve will review the Reserve Study, prioritize and make recommendations.

A decision was made to retain the 2005 minutes on the website.

The board will post the meeting minutes on the website and will mail a short meeting summary with the Newsletter.

Legal updates:

- On February 20th PHCA was brought to court by Linda Lee regarding her disagreement with the court ordered judgment on legal fees. The judge found that Ms. Lee is responsible for all attorney's fees and costs.
- On March 6th of 2007, PHCA mediated with Robert and Janice Rowland and negotiated a payment of \$1,300 which brought them current for the month of March. This settlement did not include legal fees incurred on March 5th and 6th. The association absorbed these fees.
- Declaratory Judgment: A motion was made to proceed with a "stipulation". The motion did not pass and the Declaratory is currently on hold. RC and Steve will develop a definition for Commercial Activity.

Open Forum:

A homeowner questioned the need to mail a lengthy set of minutes considering the cost of postage.

Motion: A motion was made to adjourn the meeting. The motion was seconded and passed. The meeting adjourned at 10:05 p.m.

Respectfully submitted by RC Cuellar.