

**Pawnee Hills Community Association
Board of Directors Meeting Minutes
May 11, 2006**

Board Members Present: Tina O'Bryan and Pam Schultz. (Walt Day was unable to attend – any motions made at this meeting were approved by Mr. Day via the phone).

Meeting was called to order at 7:12 p.m.

Minutes:

Motion to approve March Minutes. Seconded, and Passed.

Communications:

Letter from Sheila Gaston dated May 8, 2006 requesting an extension to come into compliance because she will be relocating to another property and said new property requires the proper facilities to be constructed for her animals. *Motion was made, seconded and unanimously approved to give Sheila until July 15, 2006 in order to come into compliance.*

The board received a letter dated April 15, 2006 from Jim Chandler questioning SB100 policies and procedures.

Letter to Greg Haan from BOD dated April 24, 2006 regarding 1569 Shoshone complaint letter for commercial activity – BOD answer “until we receive a declaratory judgment from the court the board will not be pursuing any alleged commercial activity covenant violations at this time”.

Letters from BOD dated April 24, 2006 were mailed to homeowners in regards to Greg Haan’s covenant violation complaints. Letters were sent to 35370 Cherokee Trail, 35550 Cherokee Trail, 1075 Pawnee Parkway, 1464 Pawnee Parkway, 1246 Pawnee Parkway and 1795 Shoshone Trail.

Notice of Public Trustee Sale/Foreclosure sent to PHCA regarding property at 1065 Osage.

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. Motion seconded and unanimously passed.

PHCA Accounts (Attached)

Checking:	\$ 6,825.41
Savings:	\$28,293.20
Reserve Account:	\$ 7,504.07
Unpaid Dues:	\$ 2,078.06
State Farm CD#1	\$ 5,000.00

Facility Coordinator Report:

The pool has a small leak coming from the return line under the new concrete. We will be getting a firm bid from the pool repairman for replacement of the pool filter – estimate of \$1300 to \$5,000. Will get additional information regarding the leak by the next meeting.

ACC: (Judy Trawinski – Chair)

No report.

Activities: (Karlene Herbrand - Chair)

No report.

Building & Grounds: (Stephen Gile – Chair)

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 Gile – Chair)

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: (Chuck Nichols – Chair (Chuck reported to Tina O'Bryan the day before meeting).

Committee will be meeting within the next two weeks and will have information gathered from survey results for items the committee would like to have on the July HO meeting ballot.

Newsletter: (Tina O'Bryan – Chair)

Suggestion from homeowner to add into the newsletter contact information for Elbert county road and bridge department to report bad road conditions. Will add to next newsletter.

Nominating: (Pam Schultz – Chair)

No report.

Website: (Walt Day – Chair)

No report.

Open Forum:

Nothing from the community.

Motion to Adjourn Meeting. Motion was seconded and passed.

Meeting was adjourn at 8:12 p.m.

Respectfully submitted by Tina O'Bryan