

# Pawnee Hills Community Association

## April 2007

### Clubhouse Voice Mail/ Address/Website

35644 Cheyenne Trail  
Elizabeth, CO 80107  
(303) 646-0126  
[www.pawneehillshoa.org](http://www.pawneehillshoa.org)

### PHCA Board Members

President – Tina O'Bryan  
Vice President - Pam Schultz  
Board Member & Secretary – R.C. Cuellar  
Board Members – Brian Cook and Steve Hamblin  
Treasurer – Sandy Perry  
Assistant Facility Coordinator - Cynthia Cregger

### Board of Directors Meeting

The next Board of Directors meeting will be held on **Thursday, April 12, 2007 at 7:00 PM** at the clubhouse located at 35644 Cheyenne Trail.

### Minutes Change

The board has decided to include a "Meeting Summary" of the monthly board meetings with your newsletter. The official minutes, which are more extensive, will still be available online at [www.pawneehillshoa.org](http://www.pawneehillshoa.org) or may be requested by phoning the clubhouse at (303) 646-0126.

### Homeowner Keys

Homeowner keys can be requested by calling the clubhouse and phone number listed above and leaving a message. There is a fee of \$3.00 for lost keys. Keys for new homeowners are available at no cost.

### Volunteers Needed

Please leave a message at the clubhouse if you are interested in becoming involved in a committee. The committees in the subdivision include the Architectural Control (ACC), activities, buildings & grounds, covenant, directory & welcoming, newsletter, and nominating. Volunteer are always needed!!

### Road Condition Complaints

Please contact the Elbert County Road and Bridge Department to report any complaints regarding our roads here in Pawnee Hills. You can call, mail or fax your complaints to: Elbert County Road and Bridge Department, 218 Cheyenne Street, PO Box 116, Kiowa, Colorado, 80017, Attention: Rick Manyik, Superintendent – (303) 243-0403 cell, (303) 621-3157 office or (303) 621-3159 fax. The more complaints filed, the better our roads will become.

### Elbert County Contacts

The Board of Directors is including county contact information that may be needed from time to time.

#### *Elbert County CSU Extension Agent*

*Kipp Nye – County Director; Agriculture Phone (719) 541-2361  
Expertise – Weeds – invasive species, Weeds – range/pasture*

#### *West Nile Information*

*<http://www.elbertco.com/Elbertco/info/WNVpamphlet.pdf>*

#### *Poison Control Center*

*Toll Free – 800-332-3073*

### Legal

At print time all of the legal information was not available. All updates will be posted next month. The association, however, has received payment from two homeowners in which there were lawsuits. The Board is in receipt of a payment of \$4,715.84 from Linda Lee. There is an outstanding balance due of \$241.83. Robert Rowland has settled with the association in his case with a payment of \$1,300. Mr. Rowland has already paid the association this amount.

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

Minutes Change: The board has decided to include a “summary” of the monthly board meetings in your newsletter. The official minutes, which are more extensive, are still available online at [www.pawneehillshoa.org](http://www.pawneehillshoa.org) or may be obtained by phoning the clubhouse at 646-0126.

Board Members Present: Tina O'Bryan, Brian Cook, and RC Cuellar. Steve Hamblin and Pam Schultz were not present. Sandy Perry was present as Treasurer.

The meeting was called to order at 7:15 p.m.

MINUTES:

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

Communications from community members:

Notice of setting of the trial for Robert Rowland for Tuesday, March 6, 2007 at 8:30 a.m. at the Douglas County Courthouse.

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 Account \$2,704.14, Savings Account \$12,128.85, Reserve Account \$14,353.07, Unpaid Dues is a total of \$4,210.73, CD #1 \$5,166.68, CD #2 and CD #3 are both \$5,115.22. Total non-transfer deposits to checking were \$9,619.68.

Motion: A motion was made and seconded to have the audit and the tax return prepared by Fosdick.

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

- A bid was received from TruGreen for services in 2007
- A bid for re-keying the locks and supplying keys will be requested from Acoma
- Electrical work – approved 11/06, will commence in the near future weather permitting
- Water damage/Mold report – We have exterior drainage issues, plumbing problems in the upstairs office and restroom and a leak in the kitchen roof. Cynthia met with the inspector for the water damage Tuesday the 13<sup>th</sup> of February to discuss it and to get a report of the results of the mold testing that was completed January 2007.
- Pool repair - Cynthia is in the process of obtaining bids for the repair of the pool leak.

Motion: A motion was made to accept the bid from Trugreen.

Architecture Control Committee (ACC) - Judy Trawinski – Not present - no report

Activities - Karlene Herbrand

The Easter egg hunt will be Saturday, March 31<sup>st</sup> at the clubhouse. Pictures with the Easter bunny are at 10:30 with snacks and drinks while you wait. The Easter egg hunt is at 11. A flyer is going out in the next newsletter.

Buildings & Grounds - Stephen Gile - Not present - no report

Covenant Committee - Chuck Nichols - Not present - no report

Directory and Welcoming - Sandy Perry

Discussion re: allowing advertisers for the directory in exchange for payment of copies and distribution costs

Newsletter - Susan Laessig

The deadline for entries into the newsletter is the 15<sup>th</sup> of the month.

Nominating – Pam Schultz – Not present - no report

Website - Sandy Perry, no report

Board Business

Bookkeeping - A "Letter of Agreement" will be sent to Diane Kramer, the prospective new bookkeeper, for review. Discussion followed regarding billing procedures for court ordered judgments. Tina will obtain a copy of all affidavits filed with the court from the attorney and forward it to Sandy for discussion with the bookkeeper.

Motion: A motion was made to appoint officers as follows: Tina O'Bryan, President – Pam Schultz, Vice President – R.C. Cuellar, Secretary – Sandy Perry, Treasurer. The motion was seconded and passed.

The board is currently updating the policy for the Architectural Control Committee.

Brian will do a property walk through, prioritize and coordinate punch list items with Cynthia.

R.C. will prepare a wish list from the equestrian side including upgrading the trail markers and drainage problems at the arena including suggestions for a new base and/or a covered arena.

Darren is no longer an employee. Brian will look into the feasibility of using a handy man.

A homeowner suggested a name for a more reasonable bid on a sprinkler system. Tina will forward that information to Cynthia.

A discussion was held regarding opening up the west end of the bridal trail which would require three homeowners moving their fences a short distance.

A homeowner suggested withholding keys from members who are not current on their dues.

Open Forum:

Discussion was held regarding the following:

- Benefits vs. cost of an electronic key system – bids were received at an earlier date and tabled due to costs. Brian will revisit with a cost analysis.
- A homeowner pointed out that we are over budget for snow plowing.
- There was a question of whether the new board met with the old board regarding the declaratory judgment? That has not happened.
- The mail building is often full of trash. Homeowners are encouraged to put their trash in the receptacle and to work together to keep the building clean.
- Someone continues to vandalize the mailboxes with graffiti. A homeowner volunteered to remove it. A discussion was held regarding the theft and vandalism at the mailboxes a few months ago. It was pointed out that the association owns the mailboxes, not the post office; therefore we are responsible for repair and replacement.
- It was suggested that guidelines be given regarding submission of items to the Architectural Control Committee.
- A homeowner questioned the legality of the board developing policies and procedures in response to Senate bills 100 and 89.

Motion: A motion was made to adjourn the meeting. The motion was seconded and passed. The meeting adjourned at 8:36 p.m.

Respectfully submitted,  
RC Cuellar, Secretary